

Executive Summary Report

Characteristics-Based Market Adjustment for 2007 Assessment Roll

Area Name / Number: Kent/Renton / 59

Previous Physical Inspection: 2005

Improved Sales:

Number of Sales: 1015

Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2006 Value	\$116,600	\$213,600	\$330,200	\$372,100	88.7%	14.44%
2007 Value	\$128,300	\$236,600	\$364,900	\$372,100	98.1%	14.15%
Change	+\$11,700	+\$23,000	+\$34,700		+9.4%	-0.29%
% Change	+10.0%	+10.8%	+10.5%		+10.6%	-2.01%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.29% and -2.01% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2006 Value	\$116,600	\$179,100	\$295,700
2007 Value	\$128,300	\$202,400	\$330,700
Percent Change	+10.0%	+13.0%	+11.8%

Number of one to three unit residences in the Population: 4081

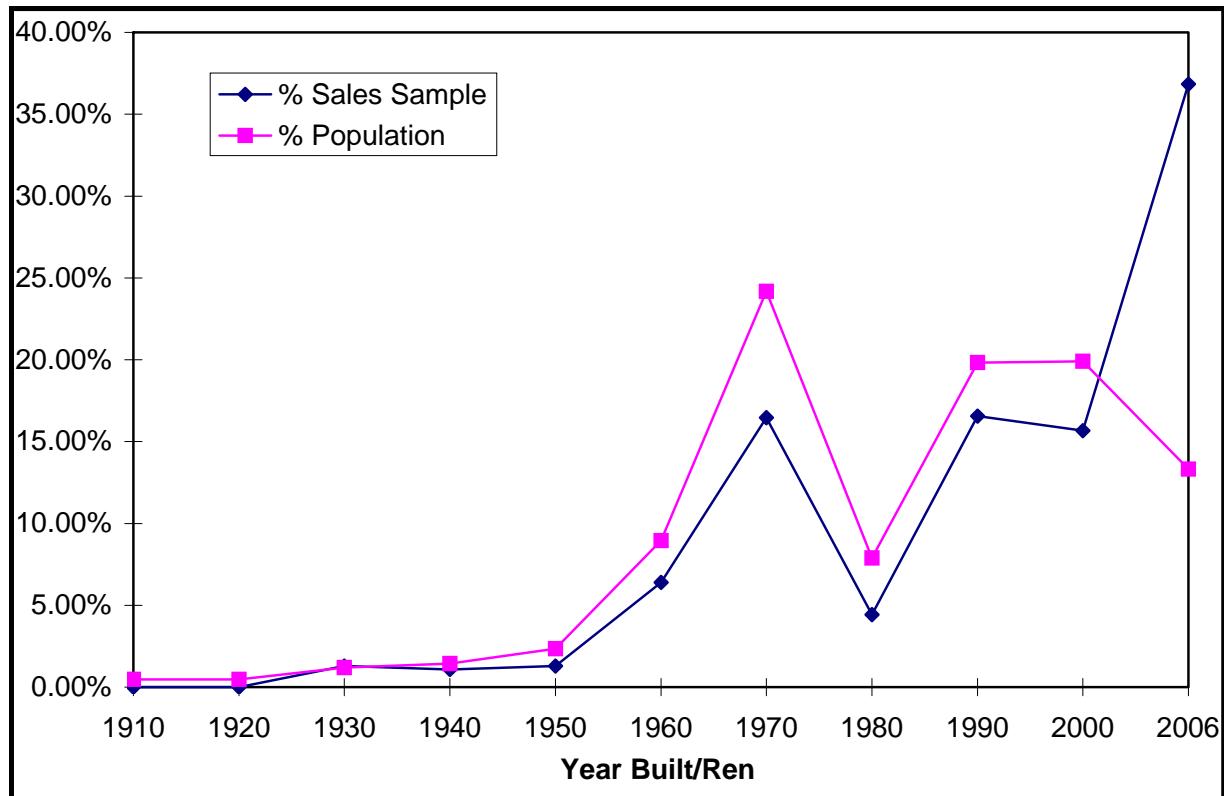
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements with lot sizes over 16,000 square feet require a higher adjustment than the overall. Improvements with a grade greater than an 8 require a lower adjustment than the overall alone.

The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

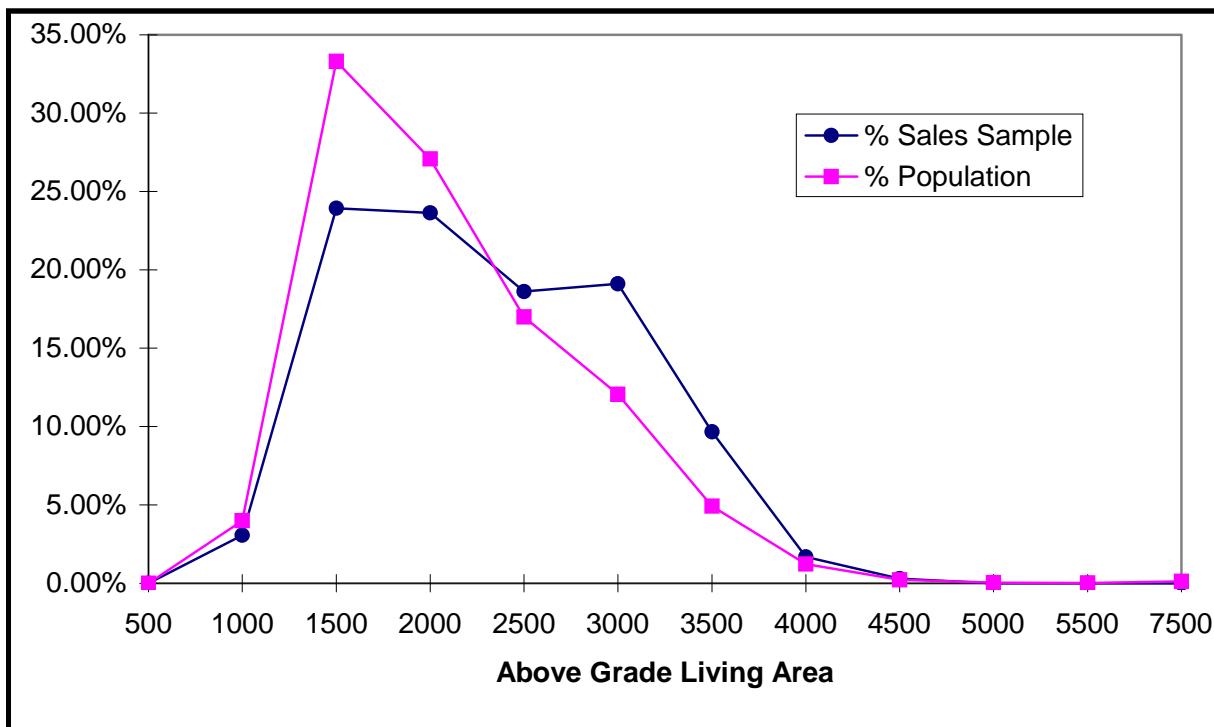
Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	0	0.00%	1910	19	0.47%
1920	0	0.00%	1920	19	0.47%
1930	13	1.28%	1930	49	1.20%
1940	11	1.08%	1940	59	1.45%
1950	13	1.28%	1950	96	2.35%
1960	65	6.40%	1960	365	8.94%
1970	167	16.45%	1970	987	24.19%
1980	45	4.43%	1980	322	7.89%
1990	168	16.55%	1990	809	19.82%
2000	159	15.67%	2000	812	19.90%
2006	374	36.85%	2006	544	13.33%
	1015			4081	



Sales of new homes built in the last six years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

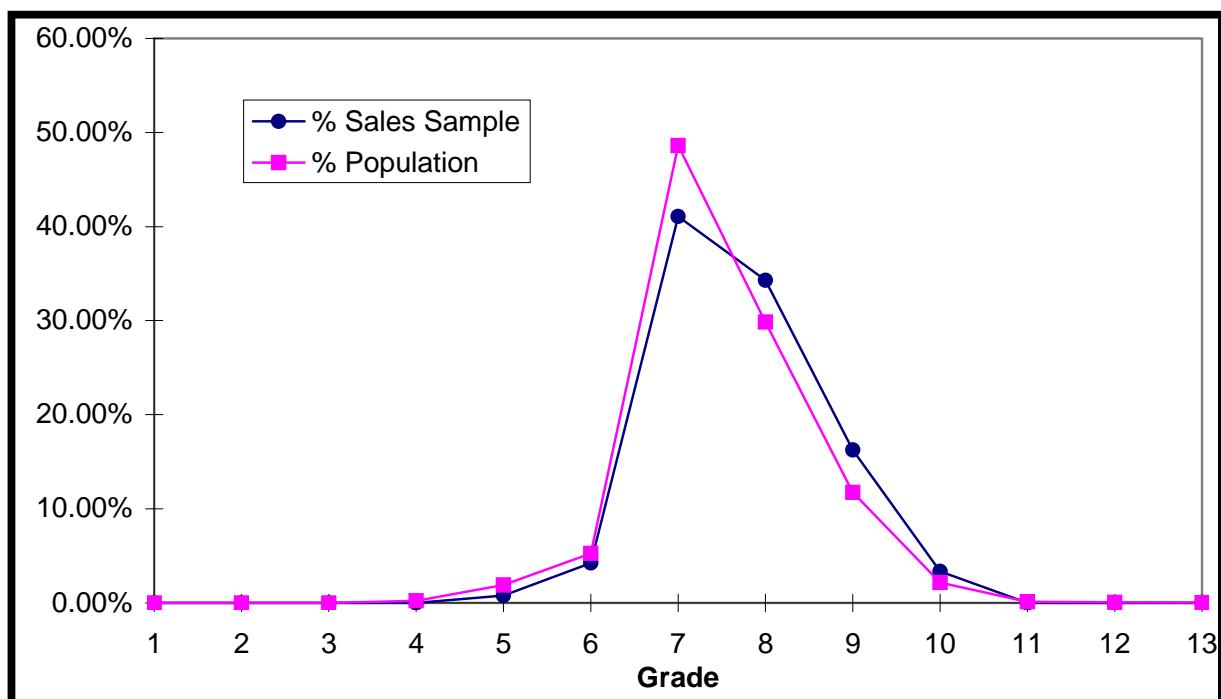
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	0	0.00%
1000	31	3.05%	1000	163	3.99%
1500	243	23.94%	1500	1359	33.30%
2000	240	23.65%	2000	1105	27.08%
2500	189	18.62%	2500	694	17.01%
3000	194	19.11%	3000	492	12.06%
3500	98	9.66%	3500	201	4.93%
4000	17	1.67%	4000	50	1.23%
4500	3	0.30%	4500	9	0.22%
5000	0	0.00%	5000	2	0.05%
5500	0	0.00%	5500	1	0.02%
7500	0	0.00%	7500+	5	0.12%
	1015			4081	



The sales sample frequency distribution follows the population distribution somewhat closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

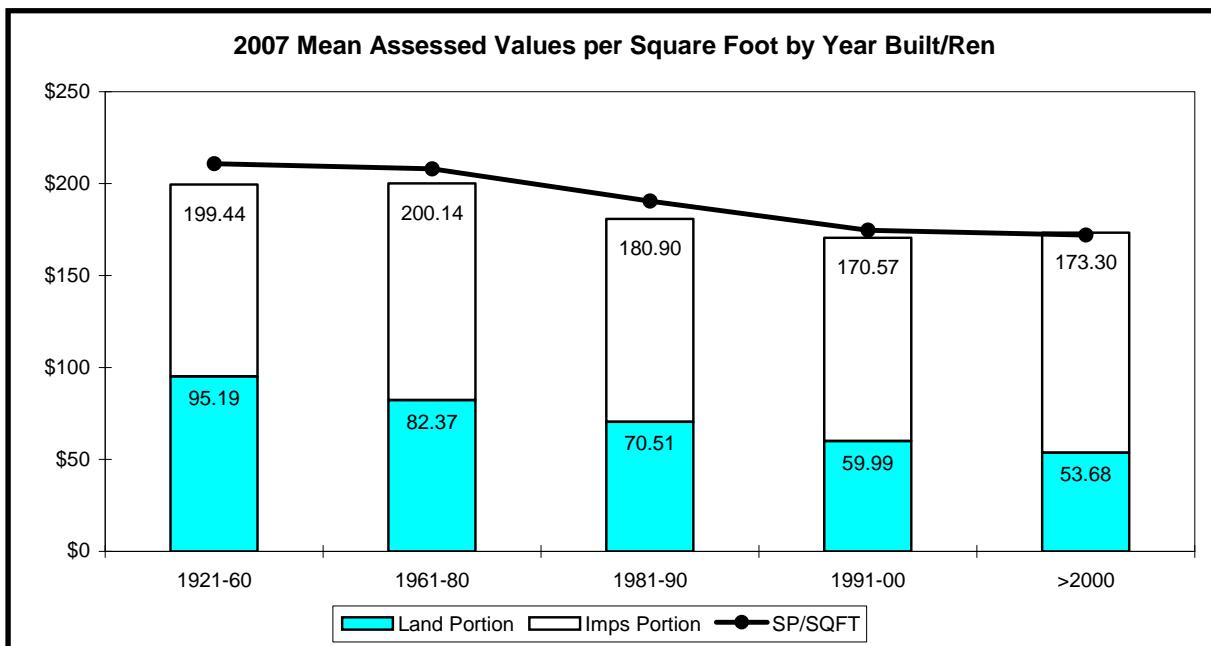
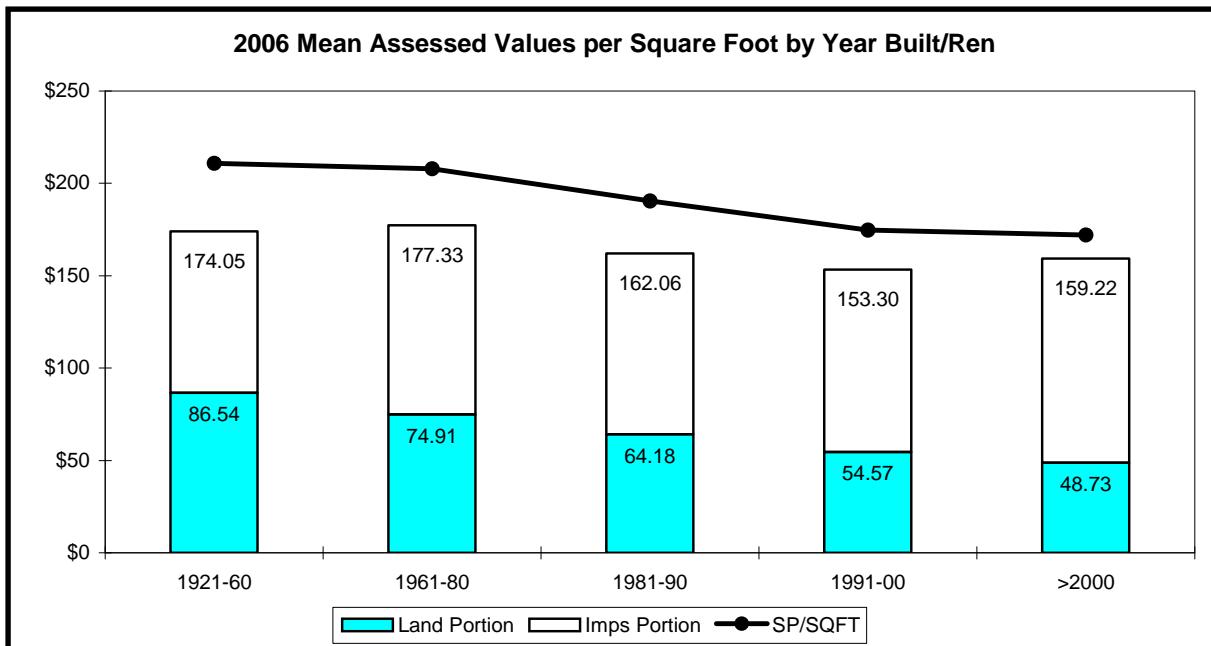
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	9	0.22%
5	8	0.79%	5	78	1.91%
6	43	4.24%	6	215	5.27%
7	417	41.08%	7	1984	48.62%
8	348	34.29%	8	1218	29.85%
9	165	16.26%	9	479	11.74%
10	34	3.35%	10	89	2.18%
11	0	0.00%	11	5	0.12%
12	0	0.00%	12	3	0.07%
13	0	0.00%	13	1	0.02%
		1015			4081



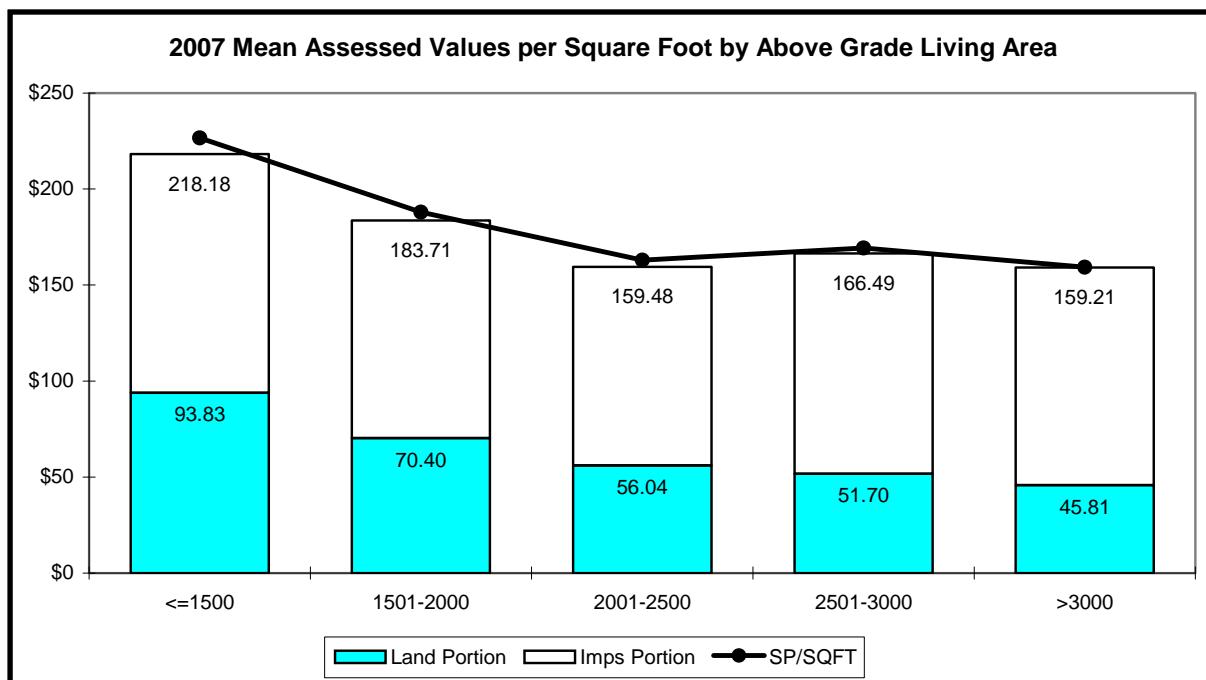
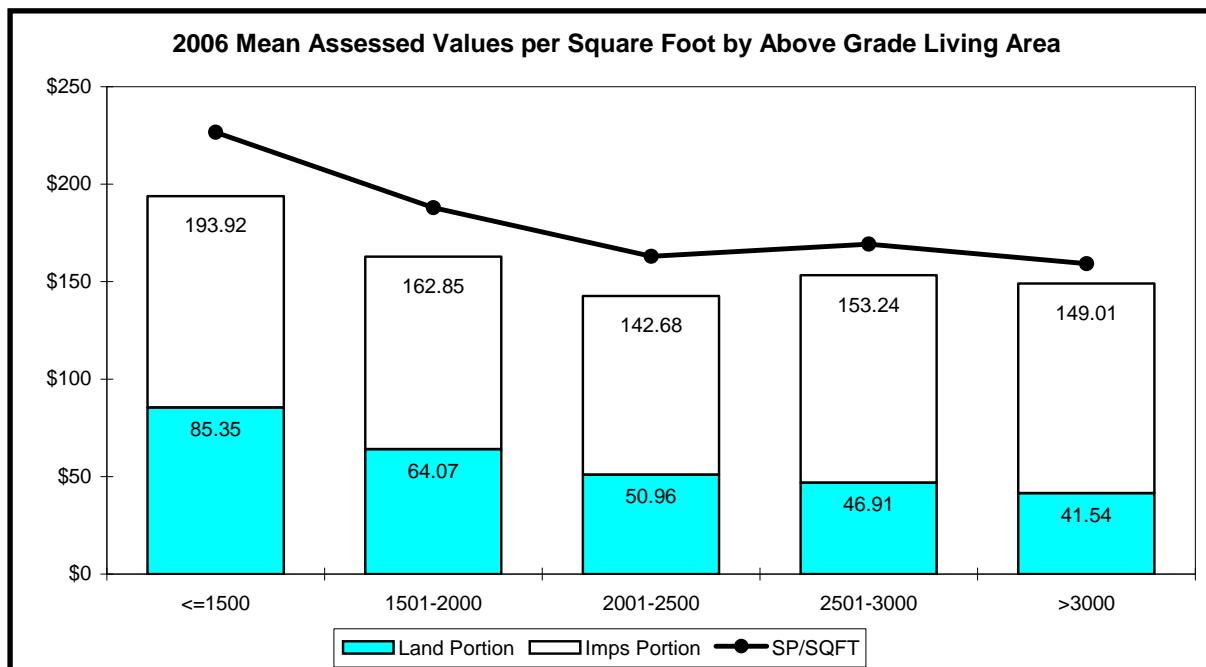
The sales sample frequency distribution follows the population distribution somewhat closely with regard to Building Grade. This distribution is adequate for both accurate analysis and appraisals.

**Comparison of 2006 and 2007 Per Square Foot Values
By Year Built / Renovated**



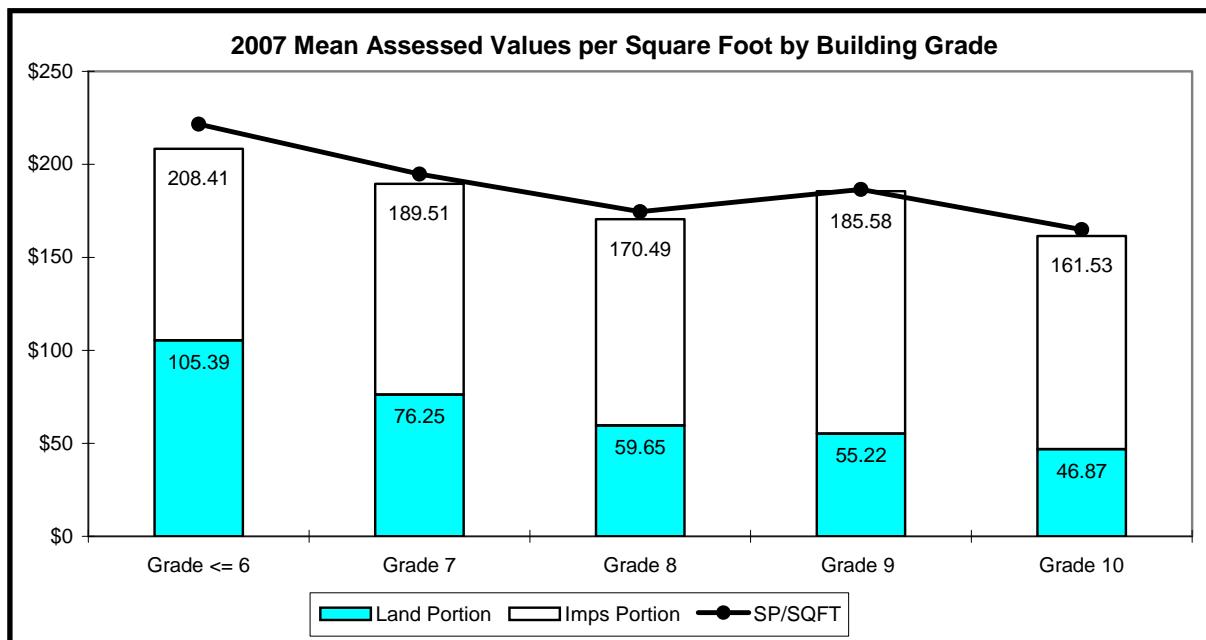
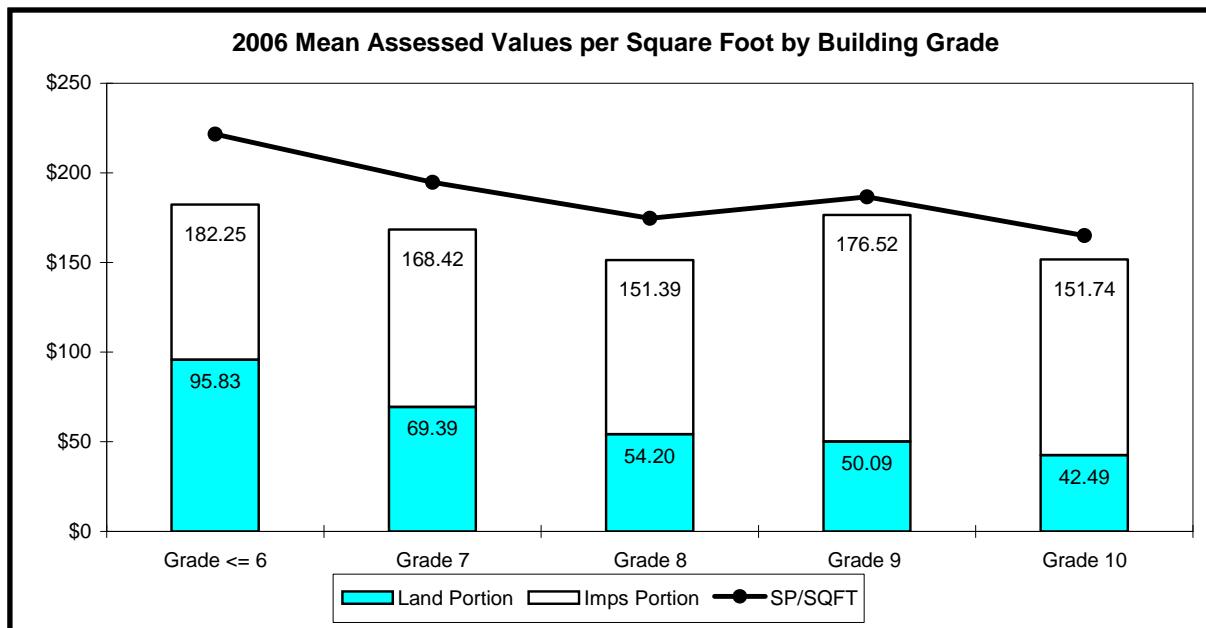
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2006 and 2007 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the **10** usable land sales available in the area, and their 2006 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall **10.0%** increase in land assessments in the area for the 2007 Assessment Year. The formula is:

$$\text{2007 Land Value} = \text{2006 Land Value} \times \text{1.105}, \text{with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the **1015** usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements with lot sizes over 16,000 square feet were at a lower assessment level. Improvements with a grade greater than 8 were at a higher assessment level. The model adjusts for these strata to improve the assessment level.

The derived adjustment formula is:

$$2007 \text{ Total Value} = 2006 \text{ Total Value} / .8931409 - 7.368989E-02 * \text{BigLot} + 6.109081E-02 * \text{HighGrade}$$

The resulting total value is rounded down to the next \$1,000, *then:*

$$2007 \text{ Improvements Value} = 2007 \text{ Total Value} \text{ minus } 2007 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2007 Land Value + Previous Improvement Value * 1.108)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2007 Land Value + Previous Improvement Value * 1.00).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - * Any properties excluded from the annual up-date process are noted in RealProperty.
 - ***If residential properties exist on commercially zoned land, there is no change from previous value. (2007 total value = 2006 total value)**

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2007 \text{ Total Value} = 2007 \text{ Land Value} + \text{Previous Improvement Value} * 1.108, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 59 Annual Update Model Adjustments

2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

11.96%

Big Lot > 16000

Sq Ft Yes

% Adjustment 10.07%

High Grade > 8

Yes

% Adjustment -7.17%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, an improvement with a lot size over 16,000 square feet would *approximately* receive a 22.03% upward adjustment (11.96% + 10.07%). 586 parcels of the improved population would receive this adjustment. There were 80 sales.

Improvements with a grade greater than 8 would *approximately* receive a 4.79% upward adjustment (11.96% - 7.17%). 495 parcels of the improved population would receive this adjustment. There were 185 sales.

Some parcels would receive multiple adjustments. For instance, an improvement with a lot size over 16,000 square feet and with a grade greater than 8 would *approximately* receive a 14.86% upward adjustment (11.96% + 10.07% - 7.17%). 82 parcels of the improved population would receive this adjustment. There were 14 sales.

There are no double adjustments.

This model corrects for these strata differences.

74% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 59 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.981.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<=6	51	0.830	0.951	14.6%	0.905	0.997
7	417	0.869	0.979	12.6%	0.963	0.994
8	348	0.868	0.977	12.5%	0.963	0.990
9	165	0.946	0.994	5.1%	0.978	1.009
10	34	0.922	0.982	6.6%	0.936	1.028
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1921-1960	102	0.824	0.947	14.9%	0.913	0.982
1961-1980	212	0.851	0.962	13.1%	0.941	0.984
1981-1990	168	0.856	0.953	11.3%	0.931	0.976
1991-2000	159	0.882	0.978	11.0%	0.955	1.001
>2000	374	0.925	1.004	8.5%	0.992	1.015
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Average	748	0.898	0.985	9.7%	0.976	0.995
Good	219	0.851	0.962	13.1%	0.941	0.984
Very Good	48	0.844	0.972	15.2%	0.924	1.020
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	408	0.854	0.962	12.8%	0.947	0.978
1.5	24	0.824	0.931	13.0%	0.866	0.997
2	583	0.907	0.991	9.3%	0.981	1.002
Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<=1500	274	0.858	0.966	12.5%	0.946	0.985
1501-2000	240	0.868	0.978	12.7%	0.959	0.997
2001-2500	189	0.875	0.978	11.8%	0.958	0.999
2501-3000	194	0.906	0.983	8.6%	0.968	0.999
>3000	118	0.936	1.000	6.8%	0.980	1.020

Area 59 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.981.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

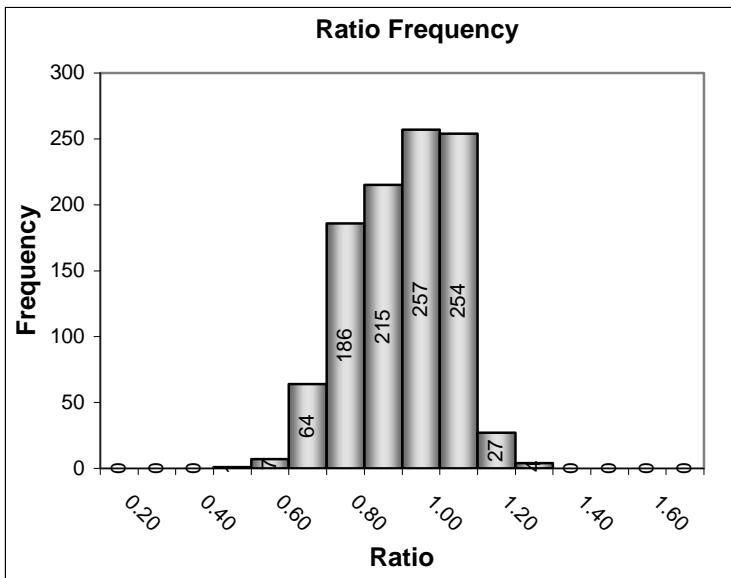
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	955	0.886	0.978	10.4%	0.969	0.987
Y	60	0.911	1.012	11.2%	0.977	1.048
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	1015	0.887	0.981	10.5%	0.972	0.989
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	353	0.899	0.982	9.3%	0.968	0.997
2	436	0.881	0.978	11.0%	0.965	0.991
3	226	0.880	0.982	11.6%	0.963	1.001
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<=5000	127	0.930	1.019	9.6%	0.997	1.040
5001-8000	395	0.909	0.992	9.1%	0.980	1.003
8001-16000	413	0.868	0.958	10.4%	0.943	0.973
16001-30000	46	0.822	0.983	19.7%	0.928	1.039
>30000	34	0.784	0.939	19.7%	0.865	1.013
Big Lot >16000 SF Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	935	0.896	0.983	9.7%	0.974	0.991
Y	80	0.803	0.962	19.7%	0.918	1.006
High Grade >8 Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	816	0.867	0.977	12.7%	0.966	0.987
Y	199	0.942	0.992	5.3%	0.977	1.007
Lot Size >16000 Grade >8 Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	1001	0.888	0.980	10.4%	0.971	0.989
Y	14	0.886	1.005	13.5%	0.907	1.104

Annual Update Ratio Study Report (Before)

2006 Assessments

District/Team: SW / Team - 1	Lien Date: 01/01/2006	Date of Report: 08/01/2007	Sales Dates: 1/2004 - 12/2006
Area Renton/Kent	Appr ID: Jwei	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 1015			
Mean Assessed Value	330,200		
Mean Sales Price	372,100		
Standard Deviation AV	109,237		
Standard Deviation SP	121,800		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.899		
Median Ratio	0.916		
Weighted Mean Ratio	0.887		
UNIFORMITY			
Lowest ratio	0.482		
Highest ratio:	1.260		
Coefficient of Dispersion	11.89%		
Standard Deviation	0.130		
Coefficient of Variation	14.44%		
Price Related Differential (PRD)	1.013		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.902		
Upper limit	0.930		
95% Confidence: Mean			
Lower limit	0.891		
Upper limit	0.907		
SAMPLE SIZE EVALUATION			
N (population size)	4081		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.130		
Recommended minimum:	27		
Actual sample size:	1015		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	473		
# ratios above mean:	542		
Z:	2.166		
Conclusion:	Non-normal		



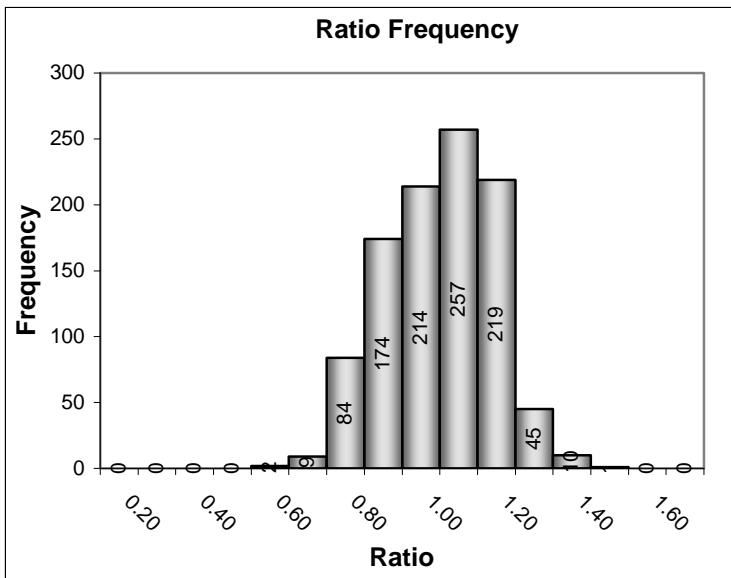
COMMENTS:

1 to 3 Unit Residences throughout area 59

Annual Update Ratio Study Report (After)

2007 Assessments

District/Team: SW / Team - 1	Lien Date: 01/01/2007	Date of Report: 08/01/2007	Sales Dates: 1/2004 - 12/2006
Area Renton/Kent	Appr ID: Jwei	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	1015		
Mean Assessed Value	364,900		
Mean Sales Price	372,100		
Standard Deviation AV	111,941		
Standard Deviation SP	121,800		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	1.011		
Weighted Mean Ratio	0.981		
UNIFORMITY			
Lowest ratio	0.587		
Highest ratio:	1.410		
Coefficient of Dispersion	11.62%		
Standard Deviation	0.141		
Coefficient of Variation	14.15%		
Price Related Differential (PRD)	1.018		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.997		
Upper limit	1.024		
95% Confidence: Mean			
Lower limit	0.990		
Upper limit	1.007		
SAMPLE SIZE EVALUATION			
N (population size)	4081		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.141		
Recommended minimum:	32		
Actual sample size:	1015		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	481		
# ratios above mean:	534		
Z:	1.664		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 59

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	723160	0220	11/15/06	\$195,950	620	0	5	1964	3	4000	N	N	1404 WHITWORTH AVE S
001	723160	0424	12/8/05	\$204,950	670	0	5	1933	4	4000	N	N	614 S 15TH ST
001	722200	0373	5/12/04	\$165,000	700	700	5	1946	4	15681	N	N	1922 SHATTUCK AVE S
001	722200	0265	1/31/05	\$199,400	930	0	5	1926	5	7380	N	N	617 S 15TH ST
001	322305	9135	9/12/06	\$257,000	2210	0	5	1957	3	10018	N	N	18429 108TH AVE SE
001	723160	0130	9/14/05	\$239,500	650	650	6	1942	4	4000	N	N	1313 WHITWORTH AVE S
001	722200	0315	2/9/05	\$206,000	760	0	6	1936	5	7500	N	N	1522 SHATTUCK AVE S
001	322305	9265	12/2/05	\$229,000	770	0	6	1962	3	8640	N	N	18629 108TH AVE SE
001	722200	0147	12/6/04	\$195,000	860	0	6	1957	5	9375	N	N	2207 SMITHERS AVE S
001	322305	9162	12/14/06	\$298,500	880	0	6	1956	4	17859	N	N	4829 MAIN AVE S
001	723160	0400	11/28/06	\$299,950	900	810	6	1942	5	6000	N	N	1412 MORRIS AVE S
001	334040	1120	6/12/06	\$243,000	960	0	6	1951	4	14524	N	N	1803 LAKE AVE S
001	302305	9030	3/14/05	\$203,000	970	0	6	1955	3	9147	N	N	3130 TALBOT RD S
001	722200	0145	11/13/06	\$304,950	980	0	6	1954	5	9375	N	N	2201 SMITHERS AVE S
001	723160	0095	3/4/04	\$197,950	990	0	6	1953	4	6000	N	N	1427 WHITWORTH AVE S
001	334040	1115	7/24/06	\$252,500	1050	500	6	1926	4	15096	N	N	1805 LAKE AVE S
001	723160	0285	7/24/06	\$272,450	1200	800	6	1946	4	6000	Y	N	1401 MORRIS AVE S
001	723160	0285	3/3/04	\$194,000	1200	800	6	1946	4	6000	Y	N	1401 MORRIS AVE S
001	722200	0075	8/17/05	\$400,000	1200	0	6	1937	5	60548	N	N	15725 WILLIAMS AVE S
001	722200	0361	8/10/04	\$224,950	1540	0	6	1954	4	12000	N	N	1906 SHATTUCK AVE S
001	855860	0140	3/9/05	\$239,000	1770	0	6	1959	3	8625	N	N	517 S 37TH ST
001	334040	1380	9/27/05	\$281,000	1850	120	6	1937	4	14700	N	N	1612 LAKE AVE S
001	334040	1418	1/11/06	\$335,000	2210	0	6	1935	5	10018	N	N	327 S 15TH ST
001	334040	1530	10/11/06	\$236,900	910	720	7	1940	3	6120	N	N	205 S 14TH ST
001	722200	0346	12/28/04	\$212,000	940	550	7	1957	4	11880	N	N	1814 SHATTUCK AVE S
001	855860	0015	2/17/05	\$224,950	1010	0	7	1959	4	8700	N	N	3512 TALBOT RD S
001	855860	0015	5/4/04	\$160,000	1010	0	7	1959	4	8700	N	N	3512 TALBOT RD S
001	034800	0100	7/2/04	\$239,950	1030	340	7	1967	4	5985	N	N	1716 MORRIS AVE S
001	302305	9020	4/20/06	\$295,000	1040	1040	7	1955	4	10454	N	N	17025 TALBOT RD S
001	722200	0209	12/26/06	\$395,000	1050	750	7	2002	3	5453	N	N	1819 TALBOT RD S

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	889921	0540	6/12/06	\$365,000	1080	410	7	1998	3	8625	N	N	629 S 30TH PL
001	334040	1330	5/31/05	\$326,000	1090	600	7	1930	5	14700	N	N	1808 LAKE AVE S
001	034800	0075	7/5/05	\$279,000	1090	340	7	1967	5	6900	N	N	619 S 17TH ST
001	855860	0130	5/17/05	\$261,250	1100	0	7	1958	4	9945	N	N	3710 TALBOT RD S
001	855860	0130	7/27/06	\$394,900	1100	0	7	1958	4	9945	N	N	3710 TALBOT RD S
001	334040	1515	3/10/04	\$248,000	1110	680	7	1962	5	7425	Y	N	303 S 14TH ST
001	034800	0080	9/7/04	\$266,000	1110	520	7	1967	5	6900	N	N	613 S 17TH ST
001	889910	0410	10/17/06	\$308,000	1110	500	7	1970	3	7500	N	N	2531 SMITHERS AVE S
001	722200	0162	12/21/04	\$223,000	1130	0	7	1970	4	9000	N	N	2224 SHATTUCK AVE S
001	507000	0090	9/27/05	\$215,000	1150	0	7	1962	4	9030	N	N	3500 SHATTUCK AVE S
001	855860	0170	5/10/06	\$338,000	1150	350	7	1976	4	9381	N	N	3716 MORRIS AVE S
001	722200	0030	3/15/06	\$380,500	1150	790	7	1997	3	13888	N	N	1622 TALBOT RD S
001	507000	0030	6/5/06	\$394,950	1170	920	7	1962	4	12628	N	N	3609 SHATTUCK AVE S
001	334040	1250	10/25/05	\$350,000	1190	770	7	2005	3	5088	N	N	1515 DAVIS AVE S
001	334040	1251	10/24/05	\$359,950	1190	770	7	2005	3	4502	N	N	1517 DAVIS AVE S
001	889920	0540	10/13/04	\$255,000	1210	550	7	1974	3	8008	N	N	906 S 29TH CT
001	889920	0710	8/18/04	\$275,000	1220	540	7	1973	5	7857	N	N	808 S 28TH CT
001	889920	0640	4/15/05	\$296,490	1220	520	7	1974	4	11125	N	N	926 S 28TH CT
001	889920	0670	7/14/06	\$344,900	1240	580	7	1974	3	7812	N	N	908 S 28TH CT
001	338832	0190	12/23/05	\$337,000	1240	1180	7	1978	3	11528	N	N	10020 SE 192ND ST
001	895030	0030	6/20/05	\$247,500	1270	0	7	1962	4	10384	N	N	10628 SE 186TH ST
001	889900	0130	7/21/04	\$235,500	1270	0	7	1968	4	7600	N	N	2708 MORRIS AVE S
001	338832	0150	7/18/05	\$262,000	1270	0	7	1977	4	9100	N	N	19045 102ND AVE SE
001	723160	0066	7/22/04	\$325,000	1270	710	7	2003	3	4000	Y	N	1420 SHATTUCK AVE S
001	723160	0068	7/12/06	\$399,950	1270	710	7	2003	3	4000	N	N	1426 SHATTUCK AVE S
001	723160	0068	8/12/04	\$312,000	1270	710	7	2003	3	4000	N	N	1426 SHATTUCK AVE S
001	889900	0290	2/16/06	\$291,950	1280	0	7	1968	4	9116	N	N	608 S 25TH ST
001	334040	1443	6/28/04	\$232,999	1280	480	7	1970	4	7875	N	N	1609 SHATTUCK AVE S
001	889920	0100	6/16/06	\$389,900	1290	800	7	1974	4	7500	N	N	2925 MORRIS AVE S
001	889921	0500	1/4/06	\$349,900	1290	930	7	1983	4	8400	N	N	3006 WHITWORTH AVE S
001	889921	0500	6/7/04	\$270,000	1290	930	7	1983	4	8400	N	N	3006 WHITWORTH AVE S

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	723160	0135	9/20/04	\$263,450	1290	0	7	2004	3	3358	Y	N	412 14TH AVE S
001	889900	0160	9/16/04	\$225,000	1300	0	7	1968	3	9030	N	N	629 S 27TH CT
001	889900	0280	5/12/06	\$329,500	1300	0	7	1968	3	7650	N	N	612 S 25TH ST
001	889920	0310	3/15/06	\$360,000	1300	940	7	1975	4	7700	N	N	1012 S 30TH CT
001	855860	0110	12/20/06	\$355,000	1300	0	7	1977	3	8212	N	N	3606 MORRIS AVE S
001	722200	0102	8/30/06	\$295,000	1300	0	7	1993	3	9425	N	N	2132 SMITHERS AVE S
001	895030	0130	2/25/05	\$210,000	1310	0	7	1961	4	9944	N	N	18622 107TH AVE SE
001	723160	0215	3/8/06	\$314,000	1320	0	7	1953	4	8000	N	N	1400 WHITWORTH AVE S
001	723160	0128	11/19/04	\$272,450	1320	0	7	2004	3	4000	N	N	1319 WHITWORTH AVE S
001	723160	0140	12/14/04	\$249,950	1320	0	7	2004	3	3764	Y	N	418 14TH AVE S
001	722200	0340	8/9/06	\$350,950	1330	0	7	1961	4	11880	N	N	1728 SHATTUCK AVE S
001	889910	0480	3/10/05	\$285,000	1330	0	7	1969	4	7696	N	N	2716 MORRIS AVE S
001	895030	0020	9/23/04	\$228,500	1340	0	7	1962	5	10032	N	N	10708 SE 186TH ST
001	889910	0300	12/7/04	\$242,950	1350	0	7	1968	4	8400	N	N	2540 BURNETT CT S
001	722200	0091	9/16/05	\$295,000	1360	0	7	1967	4	12600	N	N	706 S 23RD ST
001	761680	0120	10/10/05	\$262,500	1370	0	7	1963	4	9600	N	N	9630 S 178TH ST
001	722200	0204	10/13/04	\$260,000	1370	870	7	1967	4	7975	N	N	1822 MORRIS AVE S
001	855860	0060	7/21/05	\$315,000	1370	1370	7	1977	4	8025	N	N	3519 MORRIS AVE S
001	761680	0280	5/12/04	\$252,000	1420	400	7	1976	3	11440	N	N	17818 97TH AVE S
001	855860	0075	9/19/06	\$393,500	1430	1010	7	1976	3	8325	N	N	3613 MORRIS AVE S
001	889921	0480	2/25/04	\$275,000	1450	0	7	1983	5	8964	N	N	700 S 31ST ST
001	855860	0025	3/17/05	\$293,000	1460	600	7	1959	3	9186	N	N	3602 TALBOT RD S
001	889910	0180	6/1/04	\$239,000	1470	0	7	1971	4	11000	N	N	2548 SMITHERS AVE S
001	889910	0150	12/12/05	\$315,000	1470	0	7	1971	4	7500	N	N	818 S 27TH ST
001	889921	0610	1/13/04	\$262,000	1480	850	7	1980	4	11009	N	N	621 S 29TH PL
001	889900	0440	3/9/06	\$379,000	1490	800	7	1969	4	8136	N	N	432 S 26TH ST
001	334040	1325	11/28/06	\$280,000	1500	0	7	1955	4	19497	N	N	1818 LAKE AVE S
001	889900	0100	5/20/05	\$284,950	1500	0	7	1968	4	11700	N	N	2611 MORRIS AVE S
001	889910	0450	3/3/04	\$252,778	1500	780	7	1969	4	8439	N	N	2647 SMITHERS AVE S
001	889900	0460	3/4/04	\$240,000	1500	310	7	1969	4	6560	N	N	422 S 26TH ST
001	889920	0110	10/4/05	\$313,000	1530	0	7	1970	4	8700	N	N	3001 MORRIS AVE S

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	322305	9176	10/31/06	\$350,500	1580	0	7	1957	4	17859	N	N	4823 MAIN AVE S
001	889910	0130	7/5/06	\$412,000	1610	1400	7	1969	4	9100	N	N	823 S 27TH ST
001	334040	1406	5/5/06	\$320,000	1620	0	7	1921	5	5621	N	N	211 S 15TH ST
001	808335	0090	11/29/05	\$253,225	1620	0	7	1995	3	3167	N	N	455 S 51ST CT
001	808335	0120	11/21/05	\$277,500	1620	0	7	1996	3	3485	N	N	515 S 51ST CT
001	808335	0220	12/6/06	\$306,000	1620	0	7	1996	3	2712	N	N	556 S 51ST CT
001	808335	0070	7/2/04	\$204,000	1660	0	7	1995	3	2748	N	N	441 S 51ST CT
001	808335	0130	11/22/05	\$286,500	1660	0	7	1996	3	4435	N	N	521 S 51ST CT
001	808335	0040	2/9/04	\$201,000	1660	0	7	1996	3	2700	N	N	421 S 51ST CT
001	722200	0314	10/22/04	\$254,000	1670	0	7	1996	3	8216	N	N	1512 SHATTUCK AVE S
001	722928	0080	2/1/06	\$329,000	1680	0	7	1998	3	5867	N	N	2215 MORRIS AVE S
001	302305	9036	7/18/06	\$452,500	1790	1210	7	1931	5	51836	Y	N	2709 TALBOT RD S
001	302305	9036	11/21/05	\$442,500	1790	1210	7	1931	5	51836	Y	N	2709 TALBOT RD S
001	855860	0180	11/16/04	\$262,000	1790	0	7	1960	4	12863	N	N	600 S 38TH CT
001	895650	0170	11/20/06	\$400,000	1790	0	7	1992	3	6600	N	N	18630 106TH PL SE
001	334040	1470	11/15/06	\$345,850	1810	730	7	1952	3	12150	N	N	1722 DAVIS AVE S
001	507000	0100	1/20/06	\$310,000	1820	0	7	1962	4	8585	N	N	3504 SHATTUCK AVE S
001	312305	9100	3/29/06	\$510,000	1830	1430	7	1964	5	17579	Y	N	700 S 50TH ST
001	312305	9100	6/6/05	\$435,000	1830	1430	7	1964	5	17579	Y	N	700 S 50TH ST
001	272850	0060	1/26/04	\$259,950	1840	0	7	2003	3	4050	N	N	503 S 53RD PL
001	272850	0110	1/22/04	\$255,000	1840	0	7	2003	3	4050	N	N	605 S 53RD PL
001	272850	0100	4/26/06	\$365,000	1880	0	7	2003	3	4050	N	N	531 S 53RD PL
001	722928	0030	5/18/05	\$317,599	1890	0	7	1998	3	6266	N	N	2223 SMITHERS AVE S
001	722928	0060	6/29/05	\$250,000	1890	0	7	1998	3	6221	N	N	2210 MORRIS AVE S
001	334040	1500	8/28/06	\$450,000	1908	1380	7	1950	5	7885	N	N	305 S 14TH ST
001	272850	0170	2/18/04	\$259,950	1940	0	7	2003	3	5600	N	N	604 S 53RD PL
001	272850	0020	6/28/06	\$360,000	1940	0	7	2003	3	3645	N	N	407 S 53RD PL
001	272850	0020	3/15/04	\$259,950	1940	0	7	2003	3	3645	N	N	407 S 53RD PL
001	272850	0080	4/21/04	\$269,450	1940	0	7	2003	3	3645	N	N	515 S 53RD PL
001	272850	0190	4/26/04	\$259,950	1940	0	7	2003	3	3645	N	N	520 S 53RD PL
001	723160	0070	7/15/05	\$318,000	1960	0	7	2005	3	4000	N	N	1432 SHATTUCK AVE S

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	855860	0150	8/17/06	\$325,000	1970	0	7	1959	4	8850	N	N	3715 98TH AVE S
001	334040	1252	4/14/05	\$315,000	2010	0	7	2005	3	5051	N	N	1519 DAVIS AVE S
001	272850	0120	5/11/04	\$269,950	2080	0	7	2003	3	3900	N	N	611 S 53RD PL
001	272850	0030	2/20/04	\$269,950	2080	0	7	2003	3	3645	N	N	413 S 53RD PL
001	272850	0070	4/21/04	\$269,950	2080	0	7	2003	3	3645	N	N	509 S 53RD PL
001	272850	0180	3/24/04	\$269,950	2080	0	7	2003	3	3645	N	N	526 S 53RD PL
001	272850	0200	3/15/04	\$269,950	2080	0	7	2003	3	3645	N	N	514 S 53RD PL
001	272850	0210	4/20/04	\$269,950	2080	0	7	2003	3	3645	N	N	508 S 53RD PL
001	272850	0220	3/23/04	\$269,950	2080	0	7	2003	3	3645	N	N	502 S 53RD PL
001	272850	0130	3/3/04	\$294,950	2200	0	7	2003	3	9140	Y	N	617 S 53RD PL
001	272850	0140	3/22/04	\$294,950	2200	0	7	2003	3	8167	Y	N	623 S 53RD PL
001	272850	0150	3/11/04	\$302,950	2200	0	7	2003	3	6792	Y	N	622 S 53RD PL
001	322305	9285	7/27/06	\$474,000	2270	0	7	1954	5	17250	N	N	18845 102ND AVE SE
001	722200	0391	9/12/06	\$422,000	2420	1000	7	1964	4	8250	N	N	1901 SHATTUCK AVE S
001	889921	0110	11/3/04	\$275,000	2430	0	7	1983	3	8250	N	N	2909 WHITWORTH AVE S
001	722928	0040	10/20/06	\$437,000	2460	0	7	1998	3	7260	N	N	2222 MORRIS AVE S
001	334040	1475	6/28/05	\$485,000	2460	1060	7	2003	3	11250	N	N	1731 SHATTUCK AVE S
001	889921	0070	2/6/04	\$250,000	2680	0	7	1979	3	8560	N	N	2819 WHITWORTH AVE S
001	322305	9167	3/14/05	\$262,300	2870	0	7	1953	5	8036	N	N	18613 108TH AVE SE
001	722200	0185	6/1/04	\$279,950	1320	690	8	1989	3	10500	N	N	2016 SHATTUCK AVE S
001	889920	0570	9/12/05	\$325,000	1390	510	8	1977	4	7800	N	N	811 S 28TH CT
001	722200	0184	4/5/04	\$268,500	1390	540	8	1989	3	10500	N	N	2012 SHATTUCK AVE S
001	889921	0710	7/29/04	\$286,000	1480	850	8	1980	4	11256	N	N	533 S 28TH PL
001	889921	0280	9/1/06	\$400,000	1550	760	8	1979	4	12298	N	N	701 S 31ST ST
001	034800	0180	5/2/06	\$379,000	1570	1570	8	1959	3	12075	N	N	505 S 18TH ST
001	886050	0030	10/4/05	\$369,000	1580	650	8	1999	3	4517	Y	N	320 S 20TH PL
001	886050	0030	7/27/04	\$309,500	1580	650	8	1999	3	4517	Y	N	320 S 20TH PL
001	855700	0010	5/12/05	\$349,000	1600	1100	8	1974	4	8320	Y	N	2320 TALBOT CREST DR S
001	886050	0040	5/17/05	\$339,700	1600	620	8	1999	3	4520	Y	N	314 S 20TH PL
001	722200	0310	4/14/04	\$290,000	1620	0	8	1997	3	7758	N	N	401 S 15TH ST
001	761680	0330	9/27/06	\$435,000	1630	850	8	1962	4	22031	N	N	9720 S 177TH ST

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	948575	0110	1/14/05	\$275,000	1680	0	8	1989	3	6108	N	N	729 S 32ND ST
001	948575	0310	8/17/05	\$339,950	1680	0	8	1989	3	5083	N	N	706 S 32ND PL
001	948575	0490	11/13/06	\$399,950	1690	0	8	1989	3	6281	N	N	637 S 32ND PL
001	264140	0400	3/23/05	\$308,500	1710	0	8	1995	3	8501	N	N	10367 SE 187TH PL
001	264140	0240	7/13/06	\$424,950	1710	0	8	1995	3	8114	N	N	10411 SE 187TH CT
001	855740	0020	9/6/05	\$420,000	1720	940	8	1999	3	7026	Y	N	2105 SHATTUCK PL S
001	948574	0390	3/21/06	\$345,000	1720	0	8	1999	3	4865	N	N	1115 S 35TH ST
001	948576	0320	10/4/06	\$380,000	1740	0	8	1990	3	5357	N	N	927 S 32ND PL
001	948576	0090	12/30/04	\$268,500	1740	0	8	1990	3	5190	N	N	925 S 32ND ST
001	264140	0130	7/19/04	\$256,710	1760	0	8	1997	3	8786	N	N	10422 SE 186TH PL
001	855700	0200	6/6/06	\$410,000	1770	910	8	1991	3	11256	N	N	2401 TALBOT CREST DR S
001	662430	0170	8/18/06	\$360,000	1780	0	8	1990	3	6703	N	N	10325 SE 190TH PL
001	322305	9151	8/26/05	\$399,950	1800	0	8	1942	5	23522	N	N	10204 SE 192ND ST
001	948576	0020	9/8/06	\$362,950	1800	0	8	1990	3	5291	N	N	807 SE 169TH PL
001	264140	0490	8/24/06	\$350,000	1800	0	8	1995	3	7875	N	N	10340 SE 187TH PL
001	264140	0590	11/10/04	\$295,000	1800	0	8	1995	3	6554	N	N	18607 104TH PL SE
001	177830	0070	11/8/04	\$291,000	1820	0	8	1993	3	7698	N	N	18805 104TH PL SE
001	177830	0120	4/27/04	\$285,000	1820	0	8	1993	3	7323	N	N	10427 SE 188TH CT
001	761680	0320	1/12/05	\$297,000	1830	1400	8	1964	3	9922	N	N	9630 S 177TH ST
001	334040	1125	3/23/04	\$242,500	1830	0	8	2000	3	4935	N	N	1801 LAKE AVE S
001	886050	0200	4/18/05	\$428,000	1850	420	8	1999	3	4500	Y	N	2121 DAVIS AVE S
001	214127	0200	7/27/04	\$290,000	1860	0	8	1989	3	7412	N	N	19101 104TH PL SE
001	886050	0050	3/11/06	\$472,000	1860	600	8	2000	3	4528	Y	N	308 S 20TH PL
001	855700	0170	1/28/04	\$295,000	1880	900	8	1977	4	23052	Y	N	2325 TALBOT CREST DR S
001	322305	9339	7/26/04	\$285,000	1900	0	8	1991	3	9902	N	N	10116 SE 188TH ST
001	177830	0240	9/30/04	\$289,950	1900	0	8	1993	4	8370	N	N	18926 104TH PL SE
001	177830	0020	11/13/06	\$425,000	1900	0	8	1993	3	7843	N	N	18835 104TH PL SE
001	948574	0130	5/29/06	\$366,000	1950	0	8	1999	3	5278	N	N	1117 S 34TH ST
001	948574	0130	6/13/05	\$335,000	1950	0	8	1999	3	5278	N	N	1117 S 34TH ST
001	363950	0020	5/10/06	\$521,000	1960	0	8	1987	3	27656	N	N	10310 SE 192ND ST
001	948576	0130	8/1/06	\$425,000	1960	0	8	1990	3	4500	N	N	3142 WELLS AVE S

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	948574	0100	9/13/05	\$350,000	1970	0	8	1999	3	4752	N	N	3418 MAIN AVE S
001	948575	0530	12/22/04	\$302,000	1980	0	8	1989	3	4603	N	N	3117 SMITHERS AVE S
001	855700	0190	4/21/06	\$450,000	1980	1930	8	1991	4	12665	N	N	2337 TALBOT CREST DR S
001	855700	0190	10/27/05	\$440,000	1980	1930	8	1991	4	12665	N	N	2337 TALBOT CREST DR S
001	177830	0030	9/26/06	\$415,000	1980	0	8	1993	3	7309	N	N	18829 104TH PL SE
001	889921	0160	10/25/06	\$465,000	2020	480	8	1983	3	10050	N	N	518 S 31ST ST
001	264140	0410	9/21/06	\$449,500	2030	0	8	1995	3	8719	N	N	10363 SE 187TH PL
001	214127	0100	7/12/05	\$349,000	2050	0	8	1987	3	7459	N	N	19026 104TH PL SE
001	264140	0550	5/20/04	\$286,000	2050	0	8	1995	3	6574	N	N	10388 SE 187TH PL
001	338832	0050	9/10/04	\$354,950	2060	0	8	1985	4	29916	N	N	10028 SE 190TH ST
001	948575	0370	12/11/06	\$395,800	2080	0	8	1989	3	4589	N	N	630 S 32ND PL
001	722200	0183	9/12/05	\$333,167	2090	0	8	1990	3	12000	N	N	2008 SHATTUCK AVE S
001	889910	0350	2/6/06	\$401,100	2100	0	8	1969	4	9600	N	N	762 S 25TH ST
001	214127	0050	7/27/05	\$393,000	2100	0	8	1988	3	9345	N	N	19116 104TH PL SE
001	886050	0210	2/9/04	\$335,000	2100	620	8	1999	3	4500	Y	N	2127 DAVIS AVE S
001	177830	0230	8/16/05	\$414,950	2110	0	8	1993	3	8063	N	N	18908 104TH PL SE
001	334040	1522	8/2/05	\$460,000	2170	780	8	1979	5	11725	Y	N	211 S 14TH ST
001	948575	0400	8/4/06	\$417,000	2170	0	8	1989	3	7905	N	N	612 S 32ND PL
001	302305	9127	5/6/04	\$308,000	2180	0	8	2003	3	7789	N	N	426 S 33RD PL
001	948575	0130	11/21/06	\$435,000	2220	0	8	1989	3	8953	N	N	737 S 32ND ST
001	662430	0150	10/5/04	\$310,000	2220	0	8	1990	3	7740	N	N	10317 SE 190TH PL
001	662430	0130	7/19/04	\$312,500	2220	0	8	1990	3	7350	N	N	10309 SE 190TH PL
001	948575	0220	3/12/04	\$286,450	2230	0	8	1989	3	4488	N	N	707 S 32ND PL
001	322305	9117	5/18/04	\$299,950	2230	0	8	1993	3	9739	N	N	10140 SE 188TH ST
001	886050	0270	6/10/04	\$310,000	2230	0	8	2000	3	4818	Y	N	316 S 21ST ST
001	722200	0244	6/1/06	\$520,000	2240	610	8	1977	4	9375	Y	N	628 S 16TH ST
001	722200	0244	5/5/05	\$457,000	2240	610	8	1977	4	9375	Y	N	628 S 16TH ST
001	886050	0260	6/29/04	\$307,900	2250	0	8	2003	3	5682	N	N	322 S 21ST ST
001	948576	0220	7/22/05	\$390,000	2260	0	8	1990	3	8840	N	N	932 SE 168TH CT
001	264140	0060	2/9/06	\$412,000	2260	0	8	1995	3	6719	N	N	10302 SE 186TH ST
001	214127	0190	11/22/04	\$307,000	2270	0	8	1988	3	8321	N	N	19029 104TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	948575	0460	8/24/06	\$444,000	2270	0	8	1989	3	5500	N	N	619 S 32ND PL
001	886050	0310	4/19/05	\$359,000	2290	0	8	2000	3	4502	Y	N	307 S 20TH PL
001	302305	9129	6/1/04	\$308,000	2300	0	8	2003	3	6424	N	N	414 S 33RD PL
001	214127	0210	8/1/05	\$366,000	2310	0	8	1989	3	7834	N	N	19113 104TH PL SE
001	948576	0100	12/10/04	\$328,950	2370	0	8	1990	3	5472	N	N	931 SE 169TH PL
001	948576	0140	11/27/06	\$408,000	2370	0	8	1990	3	5000	N	N	3136 WELLS AVE S
001	947600	0170	3/3/06	\$415,000	2380	0	8	1996	3	7820	N	N	10226 SE 185TH PL
001	947600	0200	5/1/06	\$427,500	2410	0	8	1996	3	745	N	N	10208 SE 185TH PL
001	144100	0160	7/7/06	\$479,950	2430	0	8	2006	3	4151	N	N	1129 S 36TH ST
001	302305	9130	3/2/06	\$485,000	2440	0	8	2005	3	12269	N	N	402 S 33RD PL
001	948574	0250	11/18/04	\$335,000	2450	0	8	1998	3	5475	N	N	3105 MAIN AVE S
001	662430	0120	9/13/05	\$390,000	2480	0	8	1990	3	8912	N	N	10305 SE 190TH PL
001	855740	0010	3/22/05	\$354,000	2500	0	8	1999	3	7815	Y	N	2117 SHATTUCK PL S
001	722200	0109	7/22/05	\$389,000	2550	0	8	2005	3	5215	N	N	2210 SMITHERS PL S
001	264140	0090	8/10/05	\$393,300	2560	0	8	1995	3	7086	N	N	10320 SE 186TH ST
001	947600	0140	9/29/05	\$410,500	2560	0	8	1995	3	6244	N	N	10322 SE 185TH PL
001	144100	0410	2/3/06	\$594,000	2560	910	8	2006	3	5473	N	N	3505 MILL AVE S
001	948575	0290	10/7/04	\$321,000	2600	0	8	1989	3	5531	N	N	716 S 32ND PL
001	722200	0098	2/22/05	\$377,990	2600	0	8	2005	3	4612	N	N	632 S 23RD ST
001	144100	0240	6/8/06	\$503,000	2600	0	8	2006	3	4629	N	N	3525 WELLS AVE S
001	144100	0320	11/16/05	\$492,000	2600	0	8	2006	3	4323	N	N	3518 WELLS AVE S
001	144100	0270	6/22/06	\$499,950	2600	0	8	2006	3	3600	N	N	3507 WELLS AVE S
001	948575	0120	5/24/06	\$449,500	2610	0	8	1989	3	7747	N	N	731 S 32ND ST
001	722200	0097	4/8/05	\$377,990	2620	0	8	2005	3	4674	N	N	626 S 23RD ST
001	144100	0420	5/4/06	\$558,000	2640	330	8	2006	3	5557	N	N	3504 MILL AVE S
001	322305	9336	7/13/06	\$438,000	2660	0	8	1988	3	11250	N	N	18839 102ND AVE SE
001	322305	9336	2/14/05	\$355,000	2660	0	8	1988	3	11250	N	N	18839 102ND AVE SE
001	722200	0108	6/21/05	\$384,990	2660	0	8	2005	3	5251	N	N	2211 SMITHERS PL S
001	722200	0095	11/3/05	\$399,990	2690	0	8	2005	3	7419	N	N	620 S 23RD ST
001	302305	9068	5/1/05	\$325,000	2700	0	8	2005	3	12223	N	N	408 S 33RD PL
001	722200	0104	6/20/05	\$405,990	2770	0	8	2005	3	9237	N	N	2218 SMITHERS AVE S

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Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	722200	0099	6/2/05	\$390,990	2780	0	8	2005	3	4581	N	N	2222 SMITHERS AVE S
001	144100	0210	10/2/06	\$510,000	2780	0	8	2006	3	3600	N	N	1015 S 36TH ST
001	144100	0260	9/19/06	\$529,950	2780	0	8	2006	3	3600	N	N	3513 WELLS AVE S
001	722200	0096	5/23/05	\$386,000	2790	0	8	2005	3	5199	N	N	704 S 23RD ST
001	264140	0420	6/14/04	\$369,000	2810	0	8	1995	3	8827	N	N	10359 SE 187TH PL
001	722200	0107	12/20/04	\$379,990	2820	0	8	2005	3	5245	N	N	700 S 23RD ST
001	177830	0280	5/5/05	\$482,500	2830	0	8	1988	5	24067	N	N	18835 106TH AVE SE
001	948574	0060	9/19/06	\$460,000	2830	0	8	1998	3	6603	N	N	1208 S 35TH ST
001	144100	0390	7/7/06	\$570,000	2840	0	8	2006	3	4918	N	N	1124 S 36TH ST
001	144100	0310	2/21/06	\$539,950	2840	0	8	2006	3	4035	N	N	3512 WELLS AVE S
001	941600	0040	4/13/06	\$529,950	2860	0	8	2006	3	8613	N	N	315 S 22ND CT
001	941600	0050	4/3/06	\$520,000	2860	0	8	2006	3	7912	N	N	321 S 22ND CT
001	144100	0380	10/23/06	\$545,950	2860	0	8	2006	3	4461	N	N	1118 S 36TH ST
001	144100	0250	3/6/06	\$555,000	2860	0	8	2006	3	3658	N	N	3519 WELLS AVE S
001	144100	0200	11/2/06	\$532,000	2860	0	8	2006	3	3600	N	N	1105 S 36TH ST
001	144100	0280	1/18/06	\$539,950	2860	0	8	2006	3	3550	N	N	3501 WELLS AVE S
001	895030	0050	7/23/04	\$380,000	3580	0	8	1973	4	10283	N	N	18605 107TH AVE SE
001	810630	0100	9/6/05	\$589,950	1750	1060	9	2005	3	4984	Y	N	3725 SMITHERS AVE S
001	810630	0110	7/13/05	\$544,950	1750	1060	9	2005	3	4984	N	N	3751 SMITHERS AVE S
001	810630	0060	6/29/06	\$551,027	1750	1060	9	2006	3	4984	Y	N	3701 SMITHERS AVE S
001	810630	0080	3/28/06	\$539,950	1750	1060	9	2006	3	4984	Y	N	3713 SMITHERS AVE S
001	810630	0090	3/28/06	\$548,334	1750	1060	9	2006	3	4984	Y	N	3719 SMITHERS AVE S
001	338832	0070	3/24/05	\$403,000	2340	0	9	1981	4	20592	N	N	10033 SE 190TH ST
001	810630	0740	8/29/06	\$637,239	2550	0	9	2006	3	6576	N	N	1021 S 36TH PL
001	855920	0030	1/27/05	\$425,000	2610	0	9	2001	3	4751	N	N	723 S 47TH ST
001	810630	1030	7/13/06	\$619,950	2670	0	9	2006	3	5077	N	N	1144 S 36TH PL
001	810630	0040	7/20/06	\$645,950	2680	710	9	2006	3	6117	Y	N	3667 SMITHERS AVE S
001	810630	0020	8/10/06	\$665,438	2680	710	9	2006	3	5892	Y	N	3655 SMITHERS AVE S
001	810630	1010	10/9/06	\$629,950	2680	0	9	2006	3	5102	N	N	1132 S 36TH PL
001	810630	0070	5/1/06	\$643,950	2680	710	9	2006	3	4984	Y	N	3707 SMITHERS AVE S
001	810630	1040	9/7/05	\$579,950	2690	0	9	2005	3	5067	N	N	1200 S 36TH PL

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	810630	0030	8/16/06	\$637,750	2730	710	9	2006	3	7135	Y	N	3661 SMITHERS AVE S
001	810630	0050	7/11/06	\$660,671	2730	710	9	2006	3	4987	Y	N	3673 SMITHERS AVE S
001	810630	0380	3/16/06	\$596,250	2730	0	9	2006	3	4972	N	N	708 S 38TH CT
001	810630	0450	2/22/06	\$598,894	2730	0	9	2006	3	4965	N	N	805 S 37TH PL
001	855920	0040	11/3/05	\$529,950	2750	0	9	2001	3	6340	N	N	4712 SMITHERS AVE S
001	855920	0120	8/13/04	\$445,000	2810	0	9	2001	3	5822	Y	N	700 S 47TH ST
001	810630	1140	12/7/06	\$647,000	2840	0	9	2006	3	6252	N	N	1211 S 36TH PL
001	810630	1140	6/1/06	\$690,950	2840	0	9	2006	3	6252	N	N	1211 S 36TH PL
001	810630	1000	1/26/06	\$632,950	2840	0	9	2006	3	5889	N	N	1126 S 36TH PL
001	810630	0730	7/26/06	\$665,502	2850	0	9	2006	3	6655	N	N	1015 S 36TH PL
001	810630	1120	1/27/06	\$687,950	2860	0	9	2006	3	5100	N	N	1145 S 36TH PL
001	810630	0400	7/20/05	\$588,950	2920	0	9	2005	3	5926	N	N	703 S 37TH PL
001	810630	0300	4/22/05	\$542,672	2920	0	9	2005	3	4995	N	N	912 S 38TH CT
001	810630	0330	9/23/05	\$572,238	2920	0	9	2006	3	4984	N	N	810 S 38TH CT
001	810630	1100	9/14/05	\$613,777	2930	0	9	2005	3	5100	N	N	1131 S 36TH PL
001	810630	1110	12/22/05	\$670,000	2930	0	9	2005	3	5100	N	N	1137 S 36TH PL
001	810630	0980	12/26/06	\$675,000	2930	0	9	2006	3	6443	N	N	1114 S 36TH PL
001	810630	0790	5/8/06	\$674,004	2940	0	9	2006	3	5933	N	N	1119 S 36TH PL
001	810630	0270	2/13/06	\$581,950	2950	0	9	2006	3	6986	N	N	1013 S 38TH CT
001	810630	0520	2/22/06	\$669,950	2960	0	9	2004	3	5928	N	N	3712 SMITHERS AVE S
001	810630	0550	8/9/05	\$578,867	2960	0	9	2005	3	8560	N	N	3664 SMITHERS AVE S
001	810630	0560	8/23/05	\$593,748	2960	0	9	2005	3	7540	N	N	729 S 37TH ST
001	810630	0120	7/13/05	\$591,332	2960	0	9	2005	3	6394	N	N	701 S 38TH CT
001	810630	0130	2/10/05	\$552,620	2960	0	9	2005	3	6007	N	N	707 S 38TH CT
001	810630	0630	6/16/05	\$570,832	2960	0	9	2005	3	5519	N	N	712 S 36TH PL
001	810630	0250	6/2/06	\$582,250	2960	0	9	2006	3	10679	N	N	1001 S 38TH CT
001	810630	0570	2/10/06	\$599,450	2960	0	9	2006	3	7058	N	N	723 S 37TH ST
001	810630	1070	10/14/05	\$595,073	2960	0	9	2006	3	6504	N	N	910 S 37TH PL
001	810630	0320	9/20/05	\$587,157	2960	0	9	2006	3	5777	N	N	816 S 38TH CT
001	810630	0220	1/10/06	\$622,507	2960	0	9	2006	3	5409	N	N	905 S 38TH CT
001	810630	0290	12/6/05	\$539,950	2960	0	9	2006	3	4997	N	N	918 S 38TH CT

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	810630	0460	9/27/05	\$544,950	2960	0	9	2006	3	4982	N	N	811 S 37TH PL
001	810630	0350	11/8/05	\$616,500	2960	0	9	2006	3	4979	N	N	726 S 38TH CT
001	810630	0440	3/2/06	\$555,950	2960	0	9	2006	3	4947	N	N	727 S 37TH PL
001	810630	0140	3/3/05	\$559,950	2970	0	9	2005	3	6017	N	N	713 S 38TH CT
001	810630	0410	5/2/05	\$549,950	2980	0	9	2004	3	4896	N	N	709 S 37TH PL
001	723800	0320	6/23/06	\$549,950	2982	0	9	2006	3	5303	N	N	865 S 47TH ST
001	810630	0990	8/21/06	\$689,950	2990	0	9	2006	3	5877	N	N	1120 S 36TH PL
001	810630	1020	5/2/06	\$645,200	2990	0	9	2006	3	5090	N	N	1136 S 36TH PL
001	810630	0480	2/15/05	\$567,950	3020	0	9	2004	3	6395	N	N	724 S 37TH PL
001	810630	0200	11/29/05	\$597,322	3020	0	9	2006	3	5748	N	N	813 S 38TH CT
001	810630	0500	2/24/05	\$552,756	3040	0	9	2004	3	7385	N	N	3724 SMITHERS AVE S
001	810630	0470	8/26/05	\$528,950	3040	0	9	2005	3	5796	N	N	817 S 37TH PL
001	810630	0530	8/4/06	\$648,500	3050	0	9	2006	3	5711	N	N	3706 SMITHERS AVE S
001	810630	0970	4/12/06	\$660,583	3080	0	9	2006	3	7363	N	N	1108 S 36TH PL
001	810630	1050	2/16/06	\$663,622	3080	0	9	2006	3	5252	N	N	1206 S 36TH PL
001	810630	0150	6/25/05	\$589,322	3120	0	9	2005	3	6027	N	N	719 S 38TH CT
001	810630	1060	10/10/05	\$601,422	3120	0	9	2006	3	4770	N	N	904 S 37TH PL
001	810630	0490	2/16/05	\$569,796	3150	0	9	2004	3	6763	N	N	716 S 37TH PL
001	810630	0420	7/28/05	\$578,496	3170	0	9	2005	3	4913	N	N	715 S 37TH PL
001	855920	0050	5/17/05	\$469,500	3180	0	9	2001	3	4501	N	N	4714 SMITHERS AVE S
001	810630	0260	8/17/06	\$699,950	3250	0	9	2006	3	6984	N	N	1007 S 38TH CT
001	810630	0180	5/8/06	\$625,412	3250	0	9	2006	3	6047	N	N	803 S 38TH CT
001	810630	0230	4/26/06	\$605,800	3250	0	9	2006	3	5240	N	N	911 S 38TH CT
001	810630	0360	2/24/06	\$621,950	3250	0	9	2006	3	4977	N	N	720 S 38TH CT
001	810630	0510	10/27/05	\$659,950	3270	0	9	2004	3	6129	N	N	3718 SMITHERS AVE S
001	810630	0540	6/15/05	\$554,450	3270	0	9	2005	3	7740	N	N	3670 SMITHERS AVE S
001	810630	0600	9/15/05	\$575,950	3270	0	9	2005	3	6378	N	N	705 S 36TH PL
001	810630	0640	1/5/06	\$582,950	3270	0	9	2005	3	6231	N	N	718 S 36TH PL
001	810630	0170	6/1/05	\$577,885	3270	0	9	2005	3	6047	N	N	731 S 38TH CT
001	810630	0610	12/6/05	\$576,250	3270	0	9	2005	3	5642	N	N	711 S 36TH PL
001	810630	0190	5/2/06	\$591,950	3270	0	9	2006	3	5917	N	N	809 S 38TH CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	810630	0310	10/25/05	\$561,450	3270	0	9	2006	3	5787	N	N	906 S 38TH CT
001	810630	0280	10/3/05	\$586,450	3270	0	9	2006	3	4999	N	N	924 S 38TH CT
001	810630	0340	2/8/06	\$584,950	3270	0	9	2006	3	4982	N	N	804 S 38TH CT
001	810630	1130	6/12/06	\$700,000	3280	0	9	2006	3	5985	N	N	1205 S 36TH PL
001	810630	0430	9/22/05	\$588,807	3310	0	9	2005	3	4930	N	N	721 S 37TH PL
001	810630	0010	3/28/06	\$599,950	3310	0	9	2006	3	13670	N	N	3649 SMITHERS AVE S
001	810630	0210	5/18/06	\$626,750	3310	0	9	2006	3	5578	N	N	821 S 38TH CT
001	810630	0370	6/1/06	\$591,950	3310	0	9	2006	3	4974	N	N	714 S 38TH CT
001	810630	0160	6/15/05	\$591,315	3360	0	9	2005	3	6037	N	N	725 S 38TH CT
001	810630	0390	12/16/05	\$576,950	3360	0	9	2006	3	6742	N	N	702 S 38TH CT
001	810630	1150	5/24/05	\$651,000	3380	0	9	2005	3	6621	N	N	1217 S 36TH PL
001	810630	0240	9/5/06	\$715,129	3400	0	9	2006	3	7117	N	N	917 S 38TH CT
001	810630	0590	8/1/06	\$678,950	3610	0	9	2006	3	7242	N	N	728 S 37TH ST
002	182205	9120	11/2/06	\$202,000	770	0	5	1947	4	18616	N	N	22627 100TH AVE SE
002	082205	9261	5/2/05	\$208,000	860	0	5	1945	4	17005	N	N	10503 SE 211TH ST
002	082205	9207	10/15/04	\$212,000	1270	0	5	1926	5	11426	N	N	10641 SE 212TH ST
002	082205	9218	12/1/04	\$182,500	1090	0	6	1968	3	8148	N	N	21333 108TH AVE SE
002	172205	9114	1/13/06	\$248,000	1110	0	6	1959	4	9147	N	N	23006 100TH AVE SE
002	182205	9242	5/5/05	\$246,000	1170	0	6	1934	4	10920	N	N	23015 100TH AVE SE
002	880240	0605	12/9/05	\$215,000	1200	0	6	1926	4	20969	N	N	22002 93RD AVE S
002	072205	9040	8/2/05	\$414,000	1240	900	6	1981	3	70817	N	N	21421 94TH PL S
002	182205	9062	6/7/06	\$272,250	1470	0	6	1928	5	16120	N	N	23610 94TH AVE S
002	182205	9062	3/31/04	\$213,000	1470	0	6	1928	5	16120	N	N	23610 94TH AVE S
002	182205	9333	6/15/06	\$250,000	1560	0	6	1980	3	14667	N	N	9912 S 237TH ST
002	327698	0130	7/28/06	\$395,000	1580	0	6	1926	4	29336	N	N	22821 104TH AVE SE
002	638655	0110	9/13/04	\$248,950	1830	0	6	1969	4	9055	N	N	21355 103RD PL SE
002	182205	9284	8/30/04	\$220,000	1840	0	6	1963	3	9220	N	N	23215 100TH AVE SE
002	072205	9108	2/22/05	\$285,000	1930	0	6	1952	4	81892	N	N	20815 96TH PL S
002	803565	0010	6/9/06	\$282,500	940	0	7	1968	4	14033	N	N	21214 104TH AVE SE
002	082205	9209	8/1/05	\$255,000	960	960	7	1967	4	14400	N	N	20859 108TH AVE SE
002	295300	0310	5/21/04	\$182,000	980	0	7	1969	3	9682	N	N	20870 100TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	932070	0320	2/26/04	\$232,000	1000	1000	7	1968	3	9858	Y	N	21433 96TH AVE S
002	932070	0220	4/14/05	\$277,000	1020	750	7	1966	5	9544	N	N	9607 S 213TH ST
002	880240	0407	5/20/04	\$189,000	1050	0	7	1958	3	8498	N	N	22130 103RD PL SE
002	880240	0414	6/16/06	\$275,000	1050	0	7	1958	4	8498	N	N	22131 103RD PL SE
002	880240	0418	8/9/04	\$204,000	1050	0	7	1959	4	8498	N	N	22029 103RD PL SE
002	880240	0421	4/6/04	\$212,500	1050	0	7	1959	5	8498	N	N	22005 103RD PL SE
002	932070	0490	6/16/04	\$204,950	1050	0	7	1965	4	10207	N	N	9805 S 213TH PL
002	508380	0050	8/10/06	\$339,950	1050	550	7	1981	4	13500	N	N	10247 SE 224TH ST
002	932070	0120	9/21/04	\$195,000	1060	0	7	1963	4	13952	N	N	21213 97TH PL S
002	932070	0590	7/6/05	\$229,950	1060	0	7	1966	4	9964	N	N	9622 S 214TH ST
002	932060	0380	4/28/05	\$250,000	1080	880	7	1966	3	13465	N	N	21005 97TH PL S
002	932060	0380	3/25/04	\$225,000	1080	880	7	1966	3	13465	N	N	21005 97TH PL S
002	932070	0650	5/17/04	\$216,000	1080	600	7	1966	3	8800	N	N	21416 96TH AVE S
002	526700	0080	2/14/05	\$227,250	1080	0	7	1967	4	10283	N	N	21312 98TH AVE S
002	072205	9052	1/27/05	\$215,000	1090	0	7	1960	3	12302	N	N	21441 100TH AVE SE
002	932070	0160	4/18/05	\$240,000	1120	0	7	1968	4	10293	N	N	9548 S 213TH ST
002	932070	0160	6/4/04	\$198,000	1120	0	7	1968	4	10293	N	N	9548 S 213TH ST
002	932080	0020	5/25/05	\$190,000	1130	1100	7	1966	3	9600	N	N	9639 S 213TH ST
002	932060	0200	2/20/04	\$199,950	1140	900	7	1962	3	13308	N	N	21027 98TH AVE S
002	880240	0893	10/26/04	\$201,500	1170	0	7	1957	4	9744	N	N	22207 104TH PL SE
002	880240	0891	8/12/05	\$247,200	1170	0	7	1957	4	7734	N	N	22210 104TH PL SE
002	570230	0220	3/25/04	\$230,000	1170	960	7	1967	4	14663	N	N	10520 SE 220TH ST
002	932070	0290	1/25/05	\$238,900	1180	1000	7	1968	4	9600	Y	N	21409 96TH AVE S
002	082205	9322	4/22/05	\$278,000	1180	540	7	1994	3	8890	N	N	21325 108TH AVE SE
002	880240	0897	3/14/05	\$177,000	1200	0	7	1959	3	8185	N	N	22220 104TH PL SE
002	932060	0540	8/9/06	\$270,000	1200	0	7	1962	3	9448	N	N	9831 S 212TH ST
002	638650	0310	5/15/06	\$339,990	1200	470	7	1979	4	9632	N	N	10105 SE 212TH ST
002	241650	0030	1/18/05	\$295,000	1210	860	7	1988	4	12001	N	N	9421 S 213TH PL
002	172205	9324	4/21/04	\$237,200	1210	0	7	2003	3	5765	N	N	22520 103RD PL SE
002	172205	9328	4/21/04	\$230,000	1210	0	7	2004	3	5808	N	N	22513 103RD PL SE
002	172205	9329	6/11/04	\$219,950	1210	0	7	2004	3	5808	N	N	22519 103RD PL SE

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	172205	9325	6/4/04	\$224,950	1210	0	7	2004	3	5714	N	N	22514 103RD PL SE
002	182205	9042	11/29/04	\$231,850	1220	340	7	1968	4	12000	N	N	23417 94TH AVE S
002	082205	9154	8/24/05	\$245,000	1240	0	7	1959	3	13632	N	N	10433 SE 212TH ST
002	082205	9160	2/11/04	\$182,000	1240	0	7	1960	4	11427	N	N	10630 SE 213TH ST
002	570230	0010	11/10/04	\$248,000	1240	600	7	1965	4	11400	N	N	10426 SE 219TH ST
002	508380	0040	12/8/06	\$430,000	1250	340	7	1957	4	22400	N	N	10235 SE 224TH ST
002	526700	0090	4/30/05	\$274,000	1260	600	7	1964	3	10119	N	N	21457 99TH AVE S
002	182205	9412	9/20/04	\$225,000	1260	0	7	1998	3	6857	N	N	23716 98TH AVE S
002	526700	0040	9/8/06	\$355,000	1270	650	7	1968	4	10205	N	N	21420 98TH AVE S
002	072205	9046	10/15/04	\$268,000	1290	610	7	1968	4	12632	N	N	21648 94TH AVE S
002	880240	0911	6/24/04	\$191,500	1300	0	7	1957	3	14792	N	N	22254 105TH AVE SE
002	295290	0020	5/19/05	\$268,000	1300	0	7	1965	4	9337	N	N	20817 101ST AVE SE
002	295290	0020	6/22/04	\$208,000	1300	0	7	1965	4	9337	N	N	20817 101ST AVE SE
002	880240	0394	8/31/05	\$425,000	1300	1300	7	1969	4	51732	N	N	22019 104TH PL SE
002	109150	0010	8/23/04	\$247,000	1300	330	7	1985	4	8000	N	N	10003 SE 229TH PL
002	182205	9245	9/16/05	\$369,950	1310	1000	7	1965	4	15000	N	N	22725 100TH AVE SE
002	295290	0120	8/8/06	\$287,500	1310	0	7	1967	4	10790	N	N	21032 102ND AVE SE
002	172205	9273	11/28/05	\$300,000	1320	590	7	1959	3	22021	N	N	23224 100TH AVE SE
002	295300	0180	9/13/04	\$217,500	1320	0	7	1967	3	9688	N	N	21017 101ST AVE SE
002	564140	0240	5/27/05	\$227,000	1330	680	7	2006	3	6952	N	N	9608 S 236TH PL
002	082205	9173	6/29/06	\$319,950	1340	0	7	1962	4	11426	N	N	10640 SE 213TH ST
002	295290	0170	8/2/05	\$257,000	1340	0	7	1965	3	10400	N	N	21007 102ND AVE SE
002	295290	0180	10/21/05	\$258,000	1340	0	7	1965	4	10400	N	N	20855 102ND AVE SE
002	241650	0010	8/16/05	\$374,000	1340	730	7	1988	3	13829	N	N	9409 S 213TH ST
002	889500	0180	10/13/04	\$215,000	1350	0	7	1968	3	9760	N	N	9815 S 216TH ST
002	803565	0080	7/25/05	\$280,000	1350	1010	7	1994	3	6825	N	N	21333 104TH PL SE
002	803565	0160	2/17/05	\$289,000	1350	630	7	1994	3	6628	N	N	21420 105TH PL SE
002	803565	0120	11/27/06	\$380,000	1350	1010	7	1995	3	7211	N	N	10419 SE 214TH PL
002	295290	0220	12/29/05	\$259,950	1360	0	7	1964	4	9014	N	N	20826 101ST AVE SE
002	295290	0220	6/30/04	\$212,950	1360	0	7	1964	4	9014	N	N	20826 101ST AVE SE
002	932080	0010	5/27/04	\$205,000	1360	0	7	1965	4	11319	N	N	21305 98TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	072205	9074	11/28/05	\$251,000	1370	0	7	1963	4	11326	N	N	9645 S 208TH ST
002	209560	0170	10/26/04	\$245,000	1370	650	7	1992	3	4482	N	N	22609 102ND PL SE
002	082205	9152	9/2/05	\$267,500	1380	0	7	1959	4	14060	N	N	10604 SE 212TH ST
002	082205	9152	10/27/04	\$220,301	1380	0	7	1959	4	14060	N	N	10604 SE 212TH ST
002	932070	0470	5/17/05	\$244,000	1380	0	7	1965	3	9608	N	N	9821 S 213TH PL
002	932070	0680	2/23/06	\$279,000	1390	0	7	1966	4	9600	N	N	9616 S 216TH ST
002	803565	0250	2/10/05	\$295,000	1400	400	7	1928	5	20106	N	N	10650 SE 213TH ST
002	932060	0710	9/1/05	\$326,800	1400	1230	7	1962	4	10939	N	N	21204 99TH AVE S
002	182205	9192	2/21/06	\$269,500	1400	0	7	1965	3	10843	N	N	23514 98TH AVE S
002	526700	0070	5/17/04	\$215,000	1400	0	7	1968	3	10205	N	N	21322 98TH AVE S
002	109150	0390	4/14/06	\$349,950	1400	680	7	1986	3	7350	N	N	22906 100TH AVE SE
002	880240	0894	3/15/06	\$255,000	1410	0	7	1957	3	8885	N	N	10443 SE 222ND ST
002	109150	0450	5/24/05	\$311,000	1410	600	7	1986	3	7200	N	N	10006 SE 228TH CT
002	932080	0072	6/21/06	\$405,000	1410	920	7	1997	3	11703	N	N	9618 S 214TH ST
002	327697	0040	9/22/06	\$324,000	1420	0	7	1984	3	14603	N	N	10305 SE 230TH PL
002	109150	0040	7/24/06	\$345,000	1430	290	7	1986	4	8300	N	N	10019 SE 229TH PL
002	109150	0040	8/8/05	\$304,950	1430	290	7	1986	4	8300	N	N	10019 SE 229TH PL
002	109150	0380	10/26/06	\$361,500	1430	340	7	1986	3	7134	N	N	10004 SE 229TH PL
002	182205	9214	6/22/05	\$501,000	1440	1440	7	1966	4	124166	N	N	22501 100TH AVE SE
002	109150	0350	4/27/05	\$293,000	1440	360	7	1985	4	7800	N	N	10036 SE 229TH PL
002	638655	0200	11/13/06	\$287,000	1450	0	7	1969	4	10125	N	N	21318 103RD PL SE
002	932060	0460	8/2/05	\$310,000	1460	690	7	1962	5	9574	N	N	21202 97TH PLS
002	932060	0460	2/22/05	\$280,000	1460	690	7	1962	5	9574	N	N	21202 97TH PLS
002	270850	0080	5/24/04	\$308,500	1460	1200	7	1996	3	13216	N	N	21426 95TH PLS
002	072205	9080	5/2/06	\$470,000	1480	470	7	1961	5	15246	N	N	21602 94TH PLS
002	327697	0030	5/6/06	\$283,500	1480	0	7	1982	3	6205	N	N	10309 SE 230TH PL
002	327697	0030	3/16/04	\$208,500	1480	0	7	1982	3	6205	N	N	10309 SE 230TH PL
002	182205	9331	6/10/04	\$211,000	1500	0	7	1952	3	15000	N	N	23323 100TH AVE SE
002	072205	9051	2/22/05	\$225,000	1500	0	7	1959	3	13068	N	N	21638 94TH AVE S
002	270850	0170	12/17/04	\$300,000	1500	1060	7	2001	3	12024	N	N	9505 S 214TH PL
002	072205	9063	6/6/05	\$239,000	1510	0	7	2004	3	10890	N	N	9653 S 208TH ST

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	570220	0180	2/25/04	\$237,000	1510	840	7	1961	4	11223	N	N	21604 104TH PL SE
002	638650	0270	8/9/06	\$318,000	1510	0	7	1968	4	9632	N	N	10013 SE 212TH ST
002	327698	0040	2/17/06	\$345,000	1510	0	7	1987	3	14608	N	N	22829 103RD AVE SE
002	082205	9138	6/4/04	\$214,500	1520	0	7	1958	4	14800	N	N	10428 SE 211TH ST
002	172205	9078	3/24/06	\$260,000	1520	0	7	1962	3	20260	N	N	23211 104TH AVE SE
002	880240	0416	8/30/05	\$250,000	1530	0	7	1959	3	8498	N	N	22115 103RD PL SE
002	182205	9220	4/30/05	\$272,950	1530	0	7	1960	5	9780	N	N	9521 S 228TH ST
002	932060	0230	11/16/06	\$322,450	1530	0	7	1963	4	9620	N	N	9734 S 212TH ST
002	072205	9053	8/7/06	\$267,500	1540	0	7	1960	4	8000	N	N	21037 100TH AVE SE
002	880240	0130	5/12/06	\$580,000	1550	400	7	1946	3	113214	N	N	22025 100TH AVE SE
002	889500	0020	3/10/04	\$335,000	1550	1120	7	1967	4	35849	N	N	21611 100TH AVE SE
002	327698	0030	6/18/04	\$270,000	1550	600	7	1987	4	10006	N	N	22823 103RD AVE SE
002	182205	9413	4/19/04	\$239,950	1550	0	7	1998	3	6003	N	N	23715 99TH AVE S
002	932060	0090	10/18/05	\$277,000	1560	0	7	1962	3	8314	N	N	21071 99TH AVE S
002	932070	0400	7/6/05	\$253,000	1560	0	7	1967	4	9514	N	N	21601 98TH AVE S
002	082205	9264	5/9/05	\$270,000	1560	0	7	1978	4	11593	N	N	10206 SE 216TH ST
002	109150	0090	5/11/05	\$289,000	1560	900	7	1988	3	15450	N	N	22911 101ST PL SE
002	082205	9292	9/1/06	\$349,000	1560	0	7	1996	3	13632	N	N	10510 SE 213TH ST
002	932060	0640	11/11/04	\$230,350	1570	0	7	1964	4	10414	N	N	21227 100TH AVE SE
002	295290	0060	5/25/06	\$298,000	1570	0	7	1965	4	10429	N	N	20830 102ND AVE SE
002	570220	0190	10/26/06	\$379,950	1580	1250	7	1962	4	10707	N	N	21605 104TH PL SE
002	570220	0190	4/19/05	\$307,500	1580	1250	7	1962	4	10707	N	N	21605 104TH PL SE
002	932060	0420	9/12/06	\$305,000	1590	0	7	1964	3	11250	N	N	21035 97TH PL S
002	880240	0924	10/28/06	\$390,000	1610	0	7	1958	4	11855	N	N	22357 108TH AVE SE
002	172205	9236	7/25/05	\$305,000	1610	790	7	1969	4	11325	N	N	23030 100TH AVE SE
002	264020	0010	3/24/04	\$241,500	1610	580	7	1969	3	11088	N	N	23024 100TH AVE SE
002	182205	9405	4/24/06	\$337,000	1610	0	7	1999	3	6168	N	N	9909 S 235TH PL
002	182205	9405	6/21/05	\$279,000	1610	0	7	1999	3	6168	N	N	9909 S 235TH PL
002	182205	9156	7/23/04	\$378,000	1610	560	7	1958	3	103672	Y	N	22509 94TH AVE S
002	182205	9188	12/10/04	\$222,500	1620	0	7	1959	4	16234	N	N	23622 98TH AVE S
002	209560	0270	4/19/05	\$271,000	1670	0	7	1992	3	4342	N	N	22640 102ND PL SE

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	295300	0030	3/10/05	\$254,950	1680	0	7	1968	4	9548	N	N	10104 SE 212TH ST
002	570230	0090	5/25/05	\$259,900	1700	0	7	1975	4	17636	N	N	10501 SE 220TH ST
002	880240	0889	3/28/06	\$280,000	1710	0	7	1955	3	15436	N	N	10404 SE 224TH ST
002	082205	9206	6/19/06	\$319,950	1710	0	7	1967	4	11426	N	N	10632 SE 213TH ST
002	327697	0010	3/8/06	\$294,950	1740	0	7	1984	4	7681	N	N	10321 SE 230TH PL
002	082205	9290	5/24/06	\$288,000	1740	0	7	1985	3	15000	N	N	10413 SE 212TH ST
002	327697	0110	9/13/04	\$248,000	1750	0	7	1984	4	11026	N	N	10328 SE 230TH PL
002	932070	0110	3/8/04	\$231,750	1760	0	7	1966	4	9363	N	N	21224 97TH PL S
002	109150	0360	4/26/05	\$295,100	1760	0	7	1985	4	9085	N	N	10028 SE 229TH PL
002	932060	0620	2/13/04	\$250,000	1790	0	7	1965	4	11463	N	N	21319 100TH AVE SE
002	209560	0010	7/31/06	\$335,000	1790	0	7	1991	3	4344	N	N	22707 103RD AVE SE
002	943000	0110	6/15/05	\$304,950	1790	0	7	1995	3	4925	N	N	22236 98TH PL S
002	943000	0050	8/12/05	\$319,000	1790	0	7	1996	3	5827	N	N	22239 98TH PL S
002	182205	9401	4/6/05	\$269,950	1790	0	7	1999	3	7991	N	N	9920 S 235TH PL
002	182205	9257	8/30/04	\$245,000	1800	0	7	1965	4	15417	N	N	9826 S 231ST ST
002	943000	0030	2/14/05	\$268,000	1850	0	7	1996	3	5754	N	N	22207 98TH PL S
002	295290	0080	6/8/05	\$275,000	1880	0	7	1967	4	10401	N	N	20850 102ND AVE SE
002	327697	0060	12/15/06	\$319,000	1880	0	7	1983	3	16074	N	N	10302 SE 230TH PL
002	182205	9353	4/19/05	\$310,000	1880	0	7	1988	3	18000	N	N	22418 94TH AVE S
002	880240	0811	1/25/06	\$567,000	1880	0	7	1999	3	39506	N	N	10034 SE 224TH ST
002	270850	0070	6/24/06	\$323,000	1890	0	7	1996	3	13011	N	N	21420 95TH PL S
002	082205	9163	9/22/04	\$280,000	1930	0	7	1961	5	13406	N	N	10209 SE 216TH ST
002	172205	9319	1/20/05	\$282,500	1930	0	7	1996	3	8964	N	N	22510 100TH AVE SE
002	880240	0648	9/27/04	\$260,000	1930	0	7	1997	3	8461	N	N	9324 S 222ND PL
002	109150	0330	6/21/04	\$246,500	1970	0	7	1988	4	8330	N	N	10048 SE 228TH PL
002	109150	0410	3/30/04	\$248,950	1970	0	7	1988	4	7410	N	N	22818 100TH AVE SE
002	638655	0290	2/24/06	\$282,000	1990	0	7	1968	3	9775	N	N	10230 SE 213TH PL
002	803565	0360	3/21/05	\$304,000	1990	0	7	1994	3	8563	N	N	21321 105TH PL SE
002	803565	0340	9/27/04	\$283,000	1990	0	7	1994	3	6816	N	N	21311 105TH PL SE
002	803565	0070	4/13/06	\$350,000	1990	0	7	1995	3	6300	N	N	21327 104TH PL SE
002	803565	0070	12/28/04	\$300,000	1990	0	7	1995	3	6300	N	N	21327 104TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	803565	0100	7/20/04	\$260,000	2020	0	7	1994	3	8053	N	N	21341 104TH PL SE
002	109150	0060	8/25/05	\$339,950	2050	0	7	1986	4	10350	N	N	10027 SE 229TH PL
002	803565	0440	11/17/06	\$426,000	2160	0	7	1995	3	7350	N	N	21322 104TH PL SE
002	133220	0110	6/20/06	\$422,300	2200	0	7	1998	3	8065	N	N	9526 S 221ST PL
002	172205	9321	1/7/05	\$314,000	2210	0	7	1999	3	9393	N	N	10020 SE 233RD ST
002	932070	0480	4/30/04	\$290,000	2250	0	7	1965	5	9711	N	N	9813 S 213TH PL
002	570220	0150	8/21/06	\$315,500	2260	0	7	1962	4	11201	N	N	21630 104TH PL SE
002	270850	0160	6/5/06	\$432,950	2270	0	7	1999	3	12185	N	N	21501 95TH PL S
002	327698	0080	3/20/06	\$343,000	2280	0	7	1987	3	10968	N	N	22848 103RD AVE SE
002	327698	0060	7/16/04	\$280,000	2280	0	7	1987	4	9669	N	N	22841 103RD AVE SE
002	209560	0260	8/1/05	\$315,000	2290	0	7	1992	3	4342	N	N	22636 102ND PL SE
002	880240	0641	6/15/04	\$310,000	2290	0	7	2003	3	8330	N	N	9315 S 222ND ST
002	327698	0020	7/1/04	\$265,000	2300	0	7	1987	3	9972	N	N	22817 103RD AVE SE
002	327697	0070	10/3/06	\$350,000	2380	0	7	1983	3	14405	N	N	10306 SE 230TH PL
002	327697	0070	9/9/04	\$263,000	2380	0	7	1983	3	14405	N	N	10306 SE 230TH PL
002	880240	0892	4/4/05	\$294,000	2480	0	7	1959	4	15468	N	N	22252 104TH PL SE
002	172205	9080	12/7/06	\$536,000	2520	0	7	1945	5	63597	N	N	23105 104TH AVE SE
002	172205	9038	6/14/04	\$330,000	2630	0	7	1957	5	39000	N	N	10315 SE 225TH PL
002	133220	0100	8/3/06	\$410,000	2641	0	7	1998	3	8091	N	N	9602 S 221ST PL
002	133220	0020	6/2/06	\$388,000	2670	0	7	1998	3	6053	N	N	22120 96TH PL S
002	133220	0180	12/7/05	\$380,000	2916	0	7	1997	3	8535	N	N	22119 96TH PL S
002	133220	0150	12/20/06	\$493,500	2940	0	7	1998	3	17710	N	N	9604 S 222ND ST
002	133220	0010	4/22/05	\$365,000	2960	0	7	1998	3	6806	N	N	22126 96TH PL S
002	133220	0060	4/7/04	\$374,950	3280	0	7	1998	3	10097	N	N	9630 S 221ST ST
002	133220	0070	5/18/05	\$385,000	3330	0	7	1998	3	10010	N	N	9622 S 221ST PL
002	241650	0090	5/12/04	\$272,000	1350	980	8	1988	4	12998	N	N	21226 95TH CT S
002	241650	0070	4/14/06	\$411,000	1370	1170	8	1987	3	13434	Y	N	9514 S 213TH ST
002	379138	0180	9/10/04	\$319,950	1410	920	8	2004	3	7598	N	N	10113 SE 220TH PL
002	379138	0020	10/18/04	\$319,950	1410	920	8	2004	3	6029	N	N	22011 100TH CT SE
002	803560	0620	6/9/05	\$329,950	1490	520	8	1989	3	7699	N	N	10319 SE 209TH PL
002	775780	0182	4/5/06	\$397,000	1530	800	8	1980	3	23394	N	N	9014 S 218TH ST

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	775780	0297	12/6/05	\$410,000	1550	1150	8	1978	3	33106	Y	N	22002 92ND AVE S
002	775780	0297	7/25/05	\$375,000	1550	1150	8	1978	3	33106	Y	N	22002 92ND AVE S
002	803560	0720	1/8/04	\$230,900	1560	0	8	1989	3	9881	N	N	20822 103RD CT SE
002	182205	9386	9/10/04	\$329,950	1580	680	8	1998	3	19863	N	N	22838 96TH AVE S
002	109150	0170	5/23/05	\$298,500	1610	430	8	1985	3	7008	N	N	10213 SE 228TH ST
002	072205	9107	7/21/06	\$695,000	1630	780	8	1978	3	51400	N	N	21707 96TH PL S
002	638650	0040	1/18/06	\$262,000	1690	0	8	1966	4	9520	N	N	10059 SE 213TH PL
002	072205	9106	7/19/05	\$425,000	1730	0	8	1978	3	51400	N	N	21717 96TH PL S
002	241650	0190	4/15/05	\$420,000	1760	1530	8	1989	4	12050	N	N	9434 S 213TH ST
002	880240	0683	8/1/06	\$619,000	1780	1000	8	1977	4	59677	N	N	22228 94TH AVE S
002	803560	0470	8/3/06	\$387,500	1780	500	8	1989	3	7727	N	N	10315 SE 210TH PL
002	803560	0790	7/25/05	\$363,950	1790	450	8	1989	3	7019	N	N	20842 102ND PL SE
002	241650	0100	12/7/05	\$353,000	1830	0	8	1987	4	12349	N	N	21220 95TH CT S
002	178961	0130	4/20/06	\$371,000	1860	0	8	1998	3	9611	N	N	10025 SE 226TH PL
002	803560	0400	2/1/05	\$305,000	1880	500	8	1990	3	7165	N	N	10320 SE 212TH ST
002	564140	0200	12/14/05	\$356,425	1980	0	8	2006	3	5801	N	N	23621 97TH AVE S
002	803560	0440	10/26/05	\$369,950	2010	0	8	1990	4	8115	N	N	10300 SE 212TH ST
002	803560	0740	9/15/06	\$380,000	2020	0	8	1989	3	7367	N	N	10332 SE 209TH PL
002	803560	0740	4/12/05	\$320,000	2020	0	8	1989	3	7367	N	N	10332 SE 209TH PL
002	564140	0270	7/11/06	\$396,801	2020	0	8	2006	3	5853	N	N	23533 97TH AVE S
002	564140	0190	5/5/06	\$387,352	2020	0	8	2006	3	5760	N	N	23627 97TH AVE S
002	564140	0050	6/12/06	\$400,940	2020	0	8	2006	3	5712	N	N	9715 S 237TH ST
002	564140	0330	7/11/06	\$412,928	2020	0	8	2006	3	5700	N	N	23604 97TH AVE S
002	564140	0110	2/24/06	\$369,950	2030	0	8	2006	3	6228	N	N	9603 S 237TH ST
002	564140	0170	12/22/05	\$379,537	2030	0	8	2006	3	5826	N	N	23631 97TH AVE S
002	880240	0065	7/29/04	\$307,000	2040	0	8	1997	3	20000	N	N	9606 S 219TH PL
002	803560	0020	9/29/04	\$320,000	2080	1050	8	1989	3	7000	N	N	20811 102ND PL SE
002	564140	0450	8/16/06	\$432,842	2100	0	8	2006	3	5724	N	N	23705 98TH AVE S
002	564140	0370	7/28/06	\$413,248	2100	0	8	2006	3	5707	N	N	23626 97TH AVE S
002	270840	0080	8/2/04	\$350,000	2140	0	8	1992	3	31645	N	N	21916 95TH PLS
002	182205	9455	5/16/06	\$401,000	2240	0	8	2006	3	7612	N	N	9710 S 234TH ST

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Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	880240	0525	8/18/05	\$624,950	2260	1840	8	1967	4	40425	N	N	9650 S 222ND ST
002	182205	9234	6/10/05	\$325,000	2260	0	8	1993	3	9404	N	N	22807 96TH PL S
002	803560	0060	7/19/06	\$374,900	2280	0	8	1989	3	9927	N	N	20843 102ND PL SE
002	803560	0100	4/7/06	\$370,000	2290	0	8	1990	3	7560	N	N	20941 103RD AVE SE
002	803560	0100	6/7/05	\$280,000	2290	0	8	1990	3	7560	N	N	20941 103RD AVE SE
002	803560	0180	11/2/04	\$313,000	2300	0	8	1990	3	7801	N	N	21217 103RD CT SE
002	803560	0350	10/20/05	\$359,950	2300	0	8	1990	3	7148	N	N	10347 SE 212TH ST
002	803560	0710	5/17/04	\$299,950	2320	0	8	1989	3	6494	N	N	20826 103RD CT SE
002	880240	0029	4/2/04	\$304,950	2360	0	8	1988	3	32810	N	N	21960 93RD AVE S
002	803560	0170	5/26/05	\$344,000	2360	0	8	1990	3	9068	N	N	21049 103RD AVE SE
002	178960	0090	4/1/04	\$302,000	2360	0	8	1995	3	8460	N	N	10109 SE 225TH PL
002	178961	0030	7/11/05	\$400,000	2370	0	8	1998	3	10500	N	N	10104 SE 226TH PL
002	803560	0030	8/18/06	\$400,000	2380	0	8	1989	3	7000	N	N	20819 102ND PL SE
002	803560	0690	5/1/04	\$300,000	2380	0	8	1989	3	6782	N	N	20834 103RD CT SE
002	379138	0150	3/28/05	\$403,950	2390	780	8	2005	3	6465	N	N	22019 101ST PL SE
002	803560	0540	4/4/05	\$329,000	2400	0	8	1990	3	6945	N	N	10330 SE 210TH PL
002	182205	9090	11/7/06	\$864,000	2430	2080	8	1965	4	75776	N	N	23224 94TH AVE S
002	178961	0100	11/29/06	\$417,950	2460	0	8	1998	3	9652	N	N	10115 SE 226TH PL
002	379138	0230	5/18/04	\$329,950	2460	0	8	2004	3	6197	N	N	22002 101ST PL SE
002	379138	0100	11/8/04	\$342,950	2460	0	8	2004	3	5880	N	N	10027 SE 220TH ST
002	564140	0230	12/13/05	\$416,425	2460	0	8	2006	3	7359	N	N	9604 S 236TH ST
002	564140	0150	2/24/06	\$435,409	2460	0	8	2006	3	6543	N	N	9618 S 237TH ST
002	564140	0020	5/8/06	\$457,561	2460	0	8	2006	3	6231	N	N	23725 98TH AVE S
002	564140	0080	4/25/06	\$430,629	2460	0	8	2006	3	6012	N	N	9625 S 237TH ST
002	564140	0400	8/2/06	\$476,873	2460	0	8	2006	3	5897	N	N	9702 SE 237TH ST
002	564140	0310	6/12/06	\$446,500	2460	0	8	2006	3	5725	N	N	23526 97TH AVE S
002	564140	0350	6/12/06	\$465,269	2460	0	8	2006	3	5713	N	N	23616 97TH AVE S
002	564140	0380	7/11/06	\$470,000	2460	0	8	2006	3	5712	N	N	23632 97TH AVE S
002	564140	0250	3/11/06	\$399,369	2500	0	8	2006	3	5916	N	N	23609 97TH AVE S
002	564140	0320	6/12/06	\$424,975	2500	0	8	2006	3	5739	N	N	23532 97TH AVE S
002	564140	0300	5/22/06	\$427,002	2500	0	8	2006	3	5732	N	N	23520 97TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	564140	0060	4/6/06	\$414,073	2500	0	8	2006	3	5713	N	N	9709 S 237TH PL
002	564140	0030	12/20/05	\$409,950	2500	0	8	2006	3	5712	N	N	9725 S 237TH ST
002	564140	0140	6/1/06	\$420,132	2500	0	8	2006	3	5703	N	N	9612 S 237TH ST
002	182205	9459	8/29/06	\$434,950	2540	0	8	2006	3	7620	N	N	9620 S 234TH ST
002	182205	9457	6/24/06	\$479,000	2540	0	8	2006	3	7616	N	N	9630 S 234TH ST
002	182205	9457	5/22/06	\$429,950	2540	0	8	2006	3	7616	N	N	9630 S 234TH ST
002	178961	0010	6/9/06	\$450,000	2550	0	8	1998	3	10500	N	N	10022 SE 226TH PL
002	024190	0230	9/7/05	\$384,950	2580	0	8	2005	3	5818	N	N	10216 SE 222ND ST
002	024190	0060	7/19/05	\$369,950	2580	0	8	2005	3	5476	N	N	22037 102ND PL SE
002	024190	0210	4/21/06	\$410,000	2580	0	8	2005	3	5460	N	N	22116 102ND PL SE
002	024190	0210	9/7/05	\$384,950	2580	0	8	2005	3	5460	N	N	22116 102ND PL SE
002	024190	0030	8/3/05	\$384,950	2580	0	8	2005	3	5400	N	N	22109 102ND PL SE
002	182205	9392	3/24/05	\$349,950	2590	0	8	1998	3	35203	Y	N	9308 S 225TH PL
002	564140	0180	2/7/06	\$400,500	2620	0	8	2006	3	5985	N	N	23629 97TH AVE S
002	564140	0340	8/2/06	\$418,540	2620	0	8	2006	3	5715	N	N	23610 97TH AVE S
002	379138	0060	9/24/04	\$349,950	2650	0	8	2004	3	9113	N	N	22026 100TH CT SE
002	379138	0120	11/2/04	\$349,950	2650	0	8	2004	3	5880	N	N	10041 SE 220TH ST
002	379138	0080	10/6/05	\$397,000	2650	0	8	2004	3	5738	N	N	22016 100TH CT SE
002	379138	0080	12/6/04	\$354,450	2650	0	8	2004	3	5738	N	N	22016 100TH CT SE
002	880240	0810	1/20/06	\$440,000	2670	800	8	1968	3	17250	N	N	10042 SE 224TH ST
002	024190	0090	9/30/05	\$400,000	2740	0	8	2005	3	5995	N	N	10208 SE 220TH PL
002	024190	0240	8/23/05	\$389,950	2740	0	8	2005	3	5873	N	N	10222 SE 222ND ST
002	024190	0160	5/24/05	\$379,950	2740	0	8	2005	3	5460	N	N	22036 102ND PL SE
002	024190	0020	5/13/05	\$364,950	2740	0	8	2005	3	5400	N	N	22117 102ND PL SE
002	024190	0050	9/7/05	\$389,950	2740	0	8	2005	3	5400	N	N	22043 102ND PL SE
002	379138	0110	3/9/05	\$374,950	2750	0	8	2004	3	5880	N	N	10033 SE 220TH ST
002	379138	0220	9/10/04	\$354,950	2750	0	8	2004	3	5263	N	N	22008 101ST PL SE
002	379138	0190	11/1/04	\$354,950	2750	0	8	2004	3	4886	N	N	10119 SE 220TH PL
002	379138	0140	1/19/05	\$406,950	2810	790	8	2005	3	7921	N	N	22015 101ST PL SE
002	379138	0170	2/22/05	\$400,950	2810	790	8	2005	3	7000	N	N	22027 101ST PL SE
002	379138	0030	3/1/05	\$409,950	2810	790	8	2005	3	5381	N	N	22017 100TH CT SE

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Area 59
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	379138	0070	10/26/04	\$359,950	2900	0	8	2004	3	7760	N	N	22022 100TH CT SE
002	379138	0200	7/19/04	\$352,950	2900	0	8	2004	3	5858	N	N	10125 SE 220TH PL
002	024190	0140	8/1/05	\$409,950	2900	0	8	2005	3	8667	N	N	22024 102ND PL SE
002	024190	0190	7/26/05	\$409,950	2900	0	8	2005	3	8060	N	N	22054 102ND PL SE
002	379138	0160	1/18/05	\$411,309	2900	1030	8	2005	3	7598	N	N	22023 100TH PL SE
002	024190	0180	7/15/05	\$399,950	2900	0	8	2005	3	7116	N	N	22048 102ND PL SE
002	024190	0110	6/2/05	\$389,950	2900	0	8	2005	3	6505	N	N	10218 SE 220TH PL
002	379138	0040	4/25/05	\$429,000	2900	1030	8	2005	3	6066	N	N	22025 100TH CT SE
002	024190	0120	6/24/05	\$399,950	2900	0	8	2005	3	5839	N	N	10224 220TH PL SE
002	182205	9197	4/2/04	\$370,000	2910	0	8	2001	3	25973	N	N	23412 98TH AVE S
002	564140	0260	3/21/06	\$447,285	2960	0	8	2006	3	5843	N	N	23603 97TH AVE S
002	564140	0290	5/22/06	\$476,367	2960	0	8	2006	3	5843	N	N	23521 97TH AVE S
002	564140	0070	5/17/06	\$518,697	2960	0	8	2006	3	5802	N	N	9701 S 237TH ST
002	564140	0410	8/2/06	\$496,857	2960	0	8	2006	3	5793	N	N	9708 S 237TH ST
002	564140	0160	12/21/05	\$460,939	2960	0	8	2006	3	5752	N	N	23635 97TH AVE S
002	564140	0210	4/3/06	\$436,513	2960	0	8	2006	3	5739	N	N	23611 98TH AVE S
002	564140	0430	9/7/06	\$512,491	2960	0	8	2006	3	5712	N	N	9718 S 237TH ST
002	564140	0130	11/21/06	\$507,000	2960	0	8	2006	3	5703	N	N	9608 S 237TH PL
002	564140	0130	4/7/06	\$476,596	2960	0	8	2006	3	5703	N	N	9608 S 237TH PL
002	182205	9460	9/11/06	\$459,950	2970	0	8	2006	3	7622	N	N	9614 S 234TH ST
002	182205	9458	10/23/06	\$489,950	2970	0	8	2006	3	7618	N	N	9626 S 234TH ST
002	182205	9458	6/6/06	\$454,950	2970	0	8	2006	3	7618	N	N	9626 S 234TH ST
002	182205	9456	10/23/06	\$495,000	2970	0	8	2006	3	7614	N	N	9704 S 234TH ST
002	182205	9456	7/13/06	\$449,950	2970	0	8	2006	3	7614	N	N	9704 S 234TH ST
002	564140	0220	12/21/05	\$419,950	3070	0	8	2005	3	5827	N	N	9605 S 236TH ST
002	564140	0440	5/5/06	\$559,950	3070	0	8	2005	3	5712	N	N	9722 S 237TH ST
002	564140	0090	2/24/06	\$449,890	3070	0	8	2006	3	7363	N	N	9619 S 237TH PL
002	564140	0360	7/7/06	\$511,167	3070	0	8	2006	3	5798	N	N	23622 97TH AVE S
002	564140	0280	7/20/06	\$523,597	3070	0	8	2006	3	5758	N	N	23527 97TH AVE S
002	564140	0420	8/16/06	\$538,229	3070	0	8	2006	3	5729	N	N	9712 S 237TH ST
002	564140	0010	6/6/06	\$456,725	3070	0	8	2006	3	5722	N	N	23731 98TH AVE S

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Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	564140	0040	1/23/06	\$454,363	3070	0	8	2006	3	5712	N	N	9719 S 237TH ST
002	564140	0390	9/15/06	\$514,293	3070	0	8	2006	3	5712	N	N	23706 97TH AVE S
002	564140	0120	1/23/06	\$490,195	3070	0	8	2006	3	5706	N	N	9604 S 237TH ST
002	379138	0010	10/4/04	\$379,950	3260	0	8	2004	3	8306	N	N	10003 SE 220TH ST
002	379138	0130	10/4/04	\$394,950	3260	0	8	2004	3	6189	N	N	22007 101ST PL SE
002	379138	0210	6/7/05	\$428,950	3260	0	8	2004	3	6028	N	N	22014 101ST PL SE
002	379138	0090	12/2/04	\$354,950	3260	0	8	2004	3	5721	N	N	10021 SE 220TH ST
002	024190	0100	9/23/05	\$434,950	3280	0	8	2005	3	7952	N	N	10212 SE 220TH PL
002	024190	0130	7/25/05	\$424,950	3280	0	8	2005	3	7029	N	N	10228 SE 220TH PL
002	024190	0080	4/20/05	\$414,950	3280	0	8	2005	3	6238	N	N	10204 SE 220TH PL
002	024190	0070	3/29/05	\$389,950	3280	0	8	2005	3	6237	N	N	22031 102ND PL SE
002	024190	0220	5/13/05	\$414,950	3280	0	8	2005	3	5993	N	N	22126 102ND PL SE
002	024190	0150	5/11/05	\$423,450	3280	0	8	2005	3	5971	N	N	22030 102ND PL SE
002	024190	0010	9/15/05	\$434,950	3280	0	8	2005	3	5883	N	N	10200 SE 222ND ST
002	024190	0170	11/9/05	\$445,500	3280	0	8	2005	3	5460	N	N	22042 102ND PL SE
002	024190	0200	5/13/05	\$414,950	3280	0	8	2005	3	5460	N	N	22108 102ND PL SE
002	024190	0040	9/30/05	\$435,250	3280	0	8	2005	3	5400	N	N	22103 102ND PL SE
002	182205	9461	7/10/06	\$489,950	3310	0	8	2006	3	7714	N	N	9610 S 234TH ST
002	182205	9462	7/13/06	\$489,950	3310	0	8	2006	3	7618	N	N	9606 S 234TH ST
002	182205	9367	9/1/04	\$403,000	1650	1340	9	1994	3	34891	N	N	22427 100TH AVE SE
002	270840	0020	9/12/05	\$589,990	1890	1810	9	1998	3	19462	N	N	21823 95TH PL SE
002	182205	9219	1/14/05	\$355,320	1950	0	9	2004	3	9780	N	N	9517 S 228TH ST
002	182205	9173	2/10/05	\$353,000	1950	0	9	2004	3	9706	N	N	22811 96TH AVE S
002	422410	0010	1/24/06	\$357,950	2090	0	9	1991	3	9676	N	N	9324 S 237TH PL
002	880240	0205	10/26/04	\$429,000	2330	0	9	1983	4	51836	N	N	10300 SE 220TH ST
002	880240	0205	7/18/06	\$720,000	2330	0	9	1983	4	51836	N	N	10300 SE 220TH ST
002	379140	0210	5/14/04	\$322,500	2340	0	9	1999	3	6263	N	N	22116 99TH PL S
002	379140	0310	5/6/04	\$319,995	2460	0	9	1998	3	6180	N	N	9902 S 220TH ST
002	742900	0330	4/6/05	\$438,500	2490	0	9	1990	3	13118	N	N	22717 97TH AVE S
002	742900	0320	6/23/04	\$379,900	2500	0	9	1990	3	14935	N	N	22707 97TH AVE S
002	742900	0240	9/15/05	\$485,000	2550	0	9	1990	3	8824	N	N	22742 97TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	742900	0060	7/28/06	\$495,000	2590	0	9	1992	3	11281	N	N	22637 96TH PLS
002	182205	9107	8/21/06	\$549,000	2630	0	9	1986	3	15176	N	N	9626 S 232ND ST
002	182205	9429	11/17/05	\$450,000	2640	0	9	2001	3	7647	N	N	9614 S 232ND PL
002	880240	0677	9/15/05	\$435,950	2660	0	9	2005	3	7230	N	N	9327 S 223RD ST
002	422410	0070	3/12/04	\$317,000	2700	0	9	1992	3	9600	N	N	9212 S 237TH PL
002	379140	0240	10/6/06	\$500,000	2700	0	9	1999	3	6180	N	N	22028 99TH PLS
002	940640	0240	4/21/05	\$390,000	2710	0	9	1998	3	8212	N	N	23310 94TH CT S
002	379140	0300	7/1/05	\$379,000	2850	0	9	1998	3	6180	N	N	9908 S 220TH ST
002	940640	0120	5/2/06	\$485,000	2860	0	9	1989	3	8513	N	N	23408 95TH CT S
002	940640	0170	4/25/06	\$470,700	2860	0	9	1990	3	9112	N	N	9516 S 234TH PL
002	379140	0220	1/10/06	\$424,950	2870	0	9	1999	3	6180	N	N	22110 99TH PLS
002	880240	0674	12/6/06	\$479,950	2880	1030	9	2006	3	6977	N	N	9308 S 223RD ST
002	880240	0675	8/22/06	\$492,000	2880	1030	9	2006	3	6977	N	N	9304 S 223RD ST
002	880240	0673	10/9/06	\$479,950	2880	1030	9	2006	3	6976	N	N	9312 S 223RD PL
002	880240	0667	10/24/05	\$442,950	2890	0	9	2005	3	7282	N	N	9309 S 233RD PL
002	880240	0678	9/19/05	\$440,000	2890	0	9	2005	3	7281	N	N	9323 S 223RD ST
002	072205	9019	8/4/06	\$682,500	2900	400	9	2005	3	12000	N	N	21631 94TH PLS
002	072205	9019	9/16/05	\$604,177	2900	400	9	2005	3	12000	N	N	21631 94TH PLS
002	880240	0681	11/4/05	\$452,950	2910	0	9	2005	3	7279	N	N	9303 S 223RD ST
002	379140	0070	11/8/05	\$432,000	2930	0	9	1999	3	8583	N	N	22022 98TH AVE S
002	880240	0680	5/3/05	\$449,950	2980	0	9	2005	3	7282	N	N	9313 S 223RD ST
002	802990	0080	4/24/04	\$399,950	3000	0	9	2000	3	8440	N	N	9707 S 230TH PL
002	802990	0070	9/14/06	\$533,500	3000	0	9	2001	3	12410	N	N	9705 S 230TH PL
002	880240	0679	7/11/05	\$449,950	3000	0	9	2005	3	7282	N	N	9317 S 223RD PL
002	182205	9424	10/25/04	\$410,000	3050	0	9	2001	3	9592	N	N	22726 95TH AVE S
002	182205	9426	8/18/05	\$460,000	3050	0	9	2001	3	8885	N	N	22710 95TH AVE S
002	182205	9426	6/21/04	\$395,000	3050	0	9	2001	3	8885	N	N	22710 95TH AVE S
002	742900	0080	3/29/05	\$460,000	3080	0	9	1993	3	21611	N	N	22625 96TH AVE S
002	940640	0070	1/28/06	\$471,000	3140	0	9	1990	3	10007	N	N	23425 95TH CT S
002	940640	0210	6/2/06	\$479,999	3170	0	9	1990	3	11204	N	N	9426 S 233RD PL
002	940640	0140	11/22/05	\$490,000	3210	0	9	1993	3	9944	N	N	9521 S 234TH PL

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	379140	0020	7/15/04	\$400,000	3240	0	9	2000	3	6870	N	N	22120 98TH PLS
002	379140	0040	8/19/05	\$451,000	3250	0	9	1999	3	6089	N	N	22108 98TH AVE S
002	379140	0290	10/11/05	\$425,000	3270	0	9	1998	3	6180	N	N	9914 S 220TH PL
002	379140	0270	8/2/04	\$416,000	3300	0	9	1999	3	6451	N	N	9926 S 220TH ST
002	295300	0340	2/7/06	\$650,000	3330	0	9	2006	3	8913	N	N	20846 100TH AVE SE
002	182205	9452	3/29/04	\$453,250	3350	0	9	2003	3	7602	N	N	9523 S 237TH ST
002	802990	0160	10/19/04	\$435,000	3460	0	9	2000	3	8450	N	N	9610 S 230TH PL
002	802990	0030	11/23/05	\$534,950	3470	0	9	2000	3	8450	N	N	9615 S 230TH PL
002	802990	0030	4/27/04	\$418,000	3470	0	9	2000	3	8450	N	N	9615 S 230TH PL
002	880240	0665	7/11/06	\$465,950	3510	0	9	2006	3	7026	N	N	9324 S 223RD ST
002	802990	0010	8/9/04	\$410,000	3560	0	9	2000	3	8530	N	N	9603 S 230TH PL
002	802990	0040	12/5/05	\$540,000	3560	0	9	2000	3	8450	N	N	9621 S 230TH PL
002	563500	0020	5/24/04	\$485,000	3590	0	9	2004	3	9616	N	N	9316 S 216TH PL
002	182205	9453	1/5/04	\$459,900	3600	0	9	2003	3	8128	N	N	9529 S 237TH ST
002	880240	0073	9/22/05	\$680,000	4140	0	9	1998	3	20000	N	N	9621 S 219TH PL
002	379141	0210	3/16/06	\$599,950	2830	600	10	2002	3	6872	N	N	21813 100TH PL SE
002	182205	9070	3/23/05	\$478,750	2920	0	10	2005	3	7929	N	N	9408 S 237TH PL
002	379141	0090	9/27/04	\$420,000	2980	0	10	2002	3	5500	N	N	21913 101ST PL SE
002	379141	0220	3/11/04	\$467,500	3020	340	10	2002	3	7191	N	N	21812 100TH PL SE
002	379141	0170	4/12/04	\$475,500	3020	870	10	2002	3	7140	N	N	21837 100TH PL SE
002	379141	0200	2/20/04	\$445,000	3020	880	10	2002	3	6600	N	N	21819 100TH PL SE
002	379141	0060	8/2/05	\$540,000	3020	0	10	2002	3	6300	N	N	10032 SE 220TH ST
002	379141	0290	1/24/06	\$564,900	3100	0	10	2002	3	5825	N	N	10042 SE 219TH PL
002	182205	9440	7/19/05	\$567,000	3100	0	10	2005	3	7600	N	N	9420 S 237TH ST
002	379141	0150	10/28/04	\$530,000	3130	1000	10	2002	3	6089	N	N	10009 SE 219TH PL
002	563500	0010	4/28/04	\$506,809	3180	750	10	2004	3	9678	N	N	9322 S 216TH PL
002	379141	0440	8/21/06	\$663,000	3190	0	10	2002	3	11079	N	N	10028 SE 218TH PL
002	379141	0450	6/8/05	\$655,000	3190	0	10	2002	3	9660	N	N	10022 SE 218TH PL
002	379141	0250	10/6/04	\$417,000	3210	0	10	2002	3	6257	N	N	10018 SE 219TH PL
002	379141	0070	9/22/04	\$430,000	3210	0	10	2002	3	5870	N	N	21925 101ST PL SE
002	379141	0040	8/23/04	\$436,000	3290	0	10	2002	3	5775	N	N	10020 SE 220TH ST

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	379141	0340	9/2/05	\$540,000	3310	0	10	2002	3	5762	N	N	21912 101ST PL SE
002	182205	9445	10/12/04	\$518,000	3360	0	10	2004	3	7876	N	N	9522 S 237TH PL
002	182205	9449	11/19/04	\$538,000	3490	0	10	2004	3	7600	N	N	9503 S 237TH ST
002	508380	0020	5/24/04	\$460,000	3510	0	10	2004	3	9450	N	N	10221 SE 224TH ST
002	182205	9259	12/5/06	\$789,000	3520	1670	10	1993	4	64872	N	N	22630 94TH AVE S
002	880240	0220	8/2/04	\$659,710	3530	0	10	2004	3	27091	N	N	10226 SE 220TH ST
002	182205	9447	12/1/04	\$540,000	3540	0	10	2004	3	7638	N	N	9421 S 237TH PL
002	182205	9448	11/22/04	\$530,000	3550	0	10	2004	3	7600	N	N	9427 S 237TH ST
002	182205	9441	7/26/04	\$520,000	3650	0	10	2004	3	7600	N	N	9428 S 237TH PL
002	379141	0390	2/1/06	\$595,000	3680	0	10	2002	3	7429	N	N	10058 SE 218TH PL
002	379141	0160	5/23/05	\$592,000	3680	1000	10	2002	3	6026	N	N	10005 SE 219TH PL
002	182205	9438	4/7/04	\$500,000	3700	0	10	2004	3	23128	N	N	9919 S 230TH ST
002	072205	9242	11/21/05	\$680,000	3930	260	10	2005	3	11858	N	N	21617 94TH PL S
002	508380	0030	10/5/04	\$560,000	4120	0	10	2004	3	10800	N	N	10225 SE 224TH ST
002	082205	9128	6/20/05	\$515,000	4250	0	10	1967	4	64904	N	N	10520 SE 211TH ST
003	052205	9196	3/17/04	\$235,000	970	960	6	1947	5	11345	N	N	10512 SE 200TH ST
003	025590	0070	7/5/06	\$258,900	1010	0	6	1979	3	7350	N	N	10705 SE 201ST ST
003	025590	0050	3/25/04	\$200,000	1070	0	6	1979	4	8250	N	N	10708 SE 201ST ST
003	025590	0080	2/5/04	\$174,000	1070	0	6	1979	3	7800	N	N	10707 SE 201ST ST
003	052205	9324	10/25/04	\$175,000	1080	0	6	1983	3	8641	N	N	20002 104TH PL SE
003	025590	0130	8/10/06	\$265,000	1140	0	6	1986	3	7078	N	N	10731 SE 201ST ST
003	918060	0095	4/15/04	\$220,000	1160	0	6	1931	4	27824	N	N	9606 S 208TH ST
003	374950	0040	12/9/04	\$218,950	1170	0	6	1956	5	9875	N	N	20715 104TH PL SE
003	062205	9017	12/23/05	\$300,000	1300	300	6	1928	4	15733	N	N	9319 S 200TH ST
003	062205	9053	12/1/05	\$801,000	1450	0	6	1940	4	115434	N	N	9807 S 200TH ST
003	793100	0065	4/20/05	\$176,000	1480	0	6	1930	3	10850	N	N	9548 S 200TH ST
003	052205	9095	6/15/05	\$215,000	1510	0	6	1951	4	11160	N	N	20117 108TH AVE SE
003	374950	0180	4/24/06	\$254,950	1520	0	6	1949	4	7200	N	N	20711 106TH PL SE
003	052205	9013	8/28/06	\$262,500	820	0	7	1965	3	10450	N	N	19620 106TH AVE SE
003	052205	9018	4/5/06	\$188,000	840	0	7	1970	3	5313	N	N	20038 104TH PL SE
003	865400	0030	7/19/06	\$318,000	910	480	7	1984	4	7211	N	N	20415 104TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 59
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	525200	0030	2/17/04	\$184,000	950	0	7	1966	4	9810	N	N	20420 102ND AVE SE
003	011070	0110	3/22/06	\$359,950	960	380	7	1983	3	11404	N	N	10025 SE 202ND ST
003	011070	0010	8/29/06	\$329,500	970	600	7	1983	3	9904	N	N	10003 SE 203RD ST
003	011070	0050	8/30/06	\$330,000	990	590	7	1984	3	9987	N	N	10016 SE 203RD ST
003	662340	0222	6/1/04	\$170,000	1000	0	7	1957	3	9409	N	N	10602 SE 196TH ST
003	813800	0040	7/17/06	\$268,900	1010	0	7	1967	4	12300	N	N	10208 SE 205TH ST
003	011070	0150	6/21/04	\$299,000	1020	480	7	1983	4	10012	N	N	10004 SE 202ND ST
003	052205	9270	4/11/06	\$260,000	1040	0	7	1954	4	11200	N	N	10701 SE 196TH ST
003	388310	0190	12/13/05	\$309,950	1050	760	7	1983	3	9496	N	N	10414 SE 206TH PL
003	388310	0050	3/30/04	\$200,000	1050	760	7	1983	3	7275	N	N	10525 SE 206TH PL
003	865400	0040	7/7/05	\$232,000	1050	0	7	1984	3	7216	N	N	20423 104TH AVE SE
003	388310	0220	7/21/06	\$353,500	1090	920	7	1984	3	8065	N	N	10405 SE 206TH PL
003	011070	0030	8/29/06	\$323,000	1120	290	7	1984	3	10137	N	N	10015 SE 203RD ST
003	379770	0160	11/3/04	\$233,500	1120	280	7	1989	3	7000	N	N	20430 105TH PL SE
003	379770	0200	10/1/04	\$240,000	1120	240	7	1989	3	6919	N	N	20406 105TH PL SE
003	865400	0130	9/22/05	\$292,000	1130	260	7	1983	3	7918	N	N	20450 104TH AVE SE
003	865400	0130	5/23/04	\$224,500	1130	260	7	1983	3	7918	N	N	20450 104TH AVE SE
003	379770	0080	9/16/05	\$295,000	1140	280	7	1989	3	6190	N	N	20443 105TH PL SE
003	011070	0160	7/19/05	\$297,000	1150	380	7	1983	3	9766	N	N	10018 SE 202ND ST
003	388310	0150	11/19/04	\$226,700	1170	0	7	1984	3	7612	N	N	10436 SE 206TH PL
003	388310	0010	2/25/04	\$210,500	1180	0	7	1983	3	7245	N	N	20630 105TH PL SE
003	011070	0040	7/3/06	\$297,000	1190	0	7	1983	3	9556	N	N	10020 SE 203RD ST
003	011070	0070	8/24/06	\$379,500	1200	600	7	1983	3	11160	N	N	10002 SE 203RD ST
003	918060	0027	11/29/05	\$368,000	1210	1100	7	1962	5	8800	N	N	20416 92ND AVE S
003	011070	0180	11/9/05	\$270,000	1210	0	7	1983	4	10134	N	N	20115 101ST CT SE
003	379770	0070	3/23/05	\$249,000	1210	300	7	1989	3	8884	N	N	20437 105TH PL SE
003	813800	0120	10/28/04	\$258,950	1220	1220	7	1967	4	11592	N	N	20529 103RD AVE SE
003	793100	0152	12/4/06	\$388,000	1220	930	7	1971	5	15526	N	N	9609 S 192ND ST
003	052205	9298	9/28/06	\$222,600	1230	0	7	1956	3	12370	N	N	19605 108TH AVE SE
003	793100	0085	5/24/04	\$196,860	1270	0	7	1960	4	7500	N	N	9722 S 200TH ST
003	794100	0320	4/4/06	\$265,000	1280	0	7	1962	4	13572	N	N	9400 S 200TH ST

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	052205	9300	7/27/04	\$263,000	1280	500	7	1977	4	12776	N	N	20314 106TH PL SE
003	885830	0160	9/14/06	\$378,000	1300	780	7	1963	3	9198	N	N	9526 S 207TH PL
003	379770	0190	9/15/04	\$232,000	1300	360	7	1989	3	7000	N	N	20412 105TH PL SE
003	793100	0063	5/17/06	\$287,500	1310	0	7	1964	4	15255	N	N	9530 S 200TH ST
003	142040	0080	1/10/05	\$254,900	1330	810	7	1967	4	11704	N	N	20208 106TH AVE SE
003	206850	0010	12/3/04	\$231,600	1340	500	7	1964	3	10628	N	N	10424 SE 200TH ST
003	071300	0210	3/10/04	\$194,000	1350	0	7	1962	4	11303	N	N	20616 98TH PL S
003	918060	0064	3/22/05	\$249,950	1360	0	7	1968	4	10320	N	N	9654 S 206TH PL
003	052205	9244	6/8/04	\$258,950	1380	680	7	1971	4	24462	N	N	20210 104TH PL SE
003	155700	0280	11/8/04	\$208,000	1380	0	7	1963	4	9477	N	N	20221 103RD PL SE
003	155700	0220	12/20/06	\$329,500	1390	0	7	1962	4	9868	N	N	20035 103RD PL SE
003	052205	9158	4/14/06	\$276,000	1400	0	7	1957	3	6956	N	N	10642 SE 200TH ST
003	155700	0300	10/19/05	\$295,000	1400	700	7	1963	4	9477	N	N	20237 103RD PL SE
003	638800	0040	5/26/06	\$300,000	1400	0	7	1967	4	11775	N	N	10426 SE 196TH ST
003	142040	0150	8/24/05	\$245,950	1410	0	7	1968	4	9600	N	N	20233 106TH AVE SE
003	052205	9022	11/29/04	\$249,750	1420	0	7	1967	5	11893	N	N	20035 104TH PL SE
003	542200	0010	1/27/05	\$214,950	1440	0	7	1963	4	12089	N	N	20005 106TH AVE SE
003	918060	0063	4/24/06	\$369,950	1460	0	7	1968	4	12600	N	N	9651 S 206TH PL
003	379770	0030	12/1/04	\$249,500	1470	0	7	1989	3	10390	N	N	10508 SE 204TH PL
003	793100	0068	11/22/06	\$425,000	1490	0	7	1986	3	68389	N	N	9616 S 198TH PL
003	662340	0218	12/1/04	\$269,900	1510	0	7	1959	5	41262	N	N	19405 107TH AVE SE
003	638800	0100	6/9/06	\$385,000	1510	520	7	1967	4	12668	N	N	10439 SE 194TH PL
003	638800	0100	7/29/05	\$325,000	1510	520	7	1967	4	12668	N	N	10439 SE 194TH PL
003	052205	9332	5/8/06	\$363,000	1510	0	7	1984	3	10920	N	N	10221 SE 192ND ST
003	062205	9031	9/22/05	\$460,000	1540	0	7	1923	4	115434	N	N	9138 S 208TH ST
003	052205	9204	9/30/05	\$270,000	1540	0	7	1961	3	12825	N	N	19915 106TH AVE SE
003	374950	0200	8/18/05	\$250,000	1540	0	7	1964	4	9564	N	N	20705 106TH PL SE
003	388310	0270	8/11/05	\$279,500	1560	0	7	1984	3	7829	N	N	10431 SE 206TH PL
003	379770	0170	6/11/04	\$230,000	1570	0	7	1989	3	7000	N	N	20424 105TH PL SE
003	937850	0030	6/10/04	\$250,000	1570	0	7	1993	3	7892	N	N	20213 94TH PLS
003	937850	0040	9/26/05	\$302,450	1580	0	7	1993	3	9463	N	N	9404 S 203RD PL

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	937850	0140	5/18/04	\$263,450	1580	0	7	1993	3	8616	N	N	20310 92ND AVE S
003	567200	0080	3/25/05	\$246,000	1610	0	7	1962	4	11803	N	N	19630 104TH AVE SE
003	505480	0140	1/26/04	\$279,950	1610	1350	7	1984	3	13728	N	N	19803 97TH AVE S
003	865400	0140	11/15/04	\$250,000	1610	0	7	1984	3	7304	N	N	20446 104TH AVE SE
003	794100	0240	5/23/05	\$327,000	1680	950	7	1967	4	12600	N	N	9247 S 198TH ST
003	052205	9265	7/27/04	\$254,000	1690	0	7	1969	4	14850	N	N	20029 104TH PL SE
003	793100	0100	9/30/04	\$258,000	1700	0	7	2004	3	5656	N	N	9936 200TH AVE SE
003	052205	9070	12/15/04	\$208,000	1760	0	7	1959	4	9600	N	N	10628 SE 199TH ST
003	379771	0040	2/15/06	\$359,000	1770	0	7	1998	3	7591	N	N	20425 105TH AVE SE
003	919770	0140	4/7/04	\$249,950	1770	0	7	2004	3	6380	N	N	19986 101ST AVE SE
003	919770	0030	4/21/04	\$262,333	1770	0	7	2004	3	4360	N	N	19914 101ST AVE SE
003	796851	0030	5/13/05	\$253,000	1800	0	7	1970	4	9694	N	N	9617 S 206TH PL
003	919770	0100	4/15/04	\$264,950	1800	0	7	2004	3	6530	N	N	19962 101ST AVE SE
003	919770	0070	3/17/04	\$264,950	1800	0	7	2004	3	5510	N	N	19944 101ST AVE SE
003	919770	0180	3/25/04	\$264,950	1800	0	7	2004	3	4590	N	N	19989 101ST AVE SE
003	919770	0190	3/31/04	\$264,950	1800	0	7	2004	3	4590	N	N	19981 101ST AVE SE
003	052205	9047	9/23/05	\$276,000	1820	0	7	1957	4	14854	N	N	20060 104TH PL SE
003	206850	0100	7/25/05	\$355,000	1870	390	7	1984	3	9895	N	N	19639 105TH AVE SE
003	572700	0170	2/22/06	\$362,000	1870	0	7	2003	3	5346	N	N	20032 104TH PL SE
003	572700	0170	2/18/04	\$259,950	1870	0	7	2003	3	5346	N	N	20032 104TH PL SE
003	937850	0210	10/13/06	\$360,000	1970	0	7	1993	3	7000	N	N	20218 94TH PL S
003	937850	0210	3/14/05	\$309,250	1970	0	7	1993	3	7000	N	N	20218 94TH PL S
003	919770	0110	3/8/04	\$279,950	1970	0	7	2004	3	6930	N	N	19968 101ST AVE SE
003	919770	0150	4/29/04	\$279,950	1970	0	7	2004	3	6930	N	N	19990 101ST AVE SE
003	919770	0080	3/22/04	\$284,950	1970	0	7	2004	3	5560	N	N	19950 101ST AVE SE
003	638800	0210	8/30/04	\$258,950	1980	0	7	1967	4	9730	N	N	10420 SE 194TH PL
003	572700	0110	1/28/04	\$249,950	1980	0	7	2003	3	5769	N	N	20124 105TH AVE SE
003	572700	0070	2/17/06	\$357,000	1990	0	7	2003	3	5863	N	N	20148 105TH AVE SE
003	572700	0010	2/18/04	\$259,950	2120	0	7	2003	3	5293	N	N	20143 105TH AVE SE
003	572700	0130	3/31/04	\$259,950	2120	0	7	2003	3	4819	N	N	20112 105TH AVE SE
003	572700	0100	2/9/04	\$259,950	2120	0	7	2003	3	4653	N	N	20128 105TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	572700	0140	3/26/04	\$259,950	2120	0	7	2003	3	4469	N	N	20113 105TH AVE SE
003	919770	0220	5/27/04	\$289,950	2120	0	7	2004	3	5010	N	N	19907 101ST AVE SE
003	052205	9102	6/1/06	\$420,000	2140	0	7	1985	3	17925	N	N	20219 108TH AVE SE
003	919770	0010	5/13/04	\$279,950	2180	0	7	2004	3	5010	N	N	19906 101ST AVE SE
003	919770	0170	8/12/04	\$279,950	2180	0	7	2004	3	4370	N	N	19997 101ST AVE SE
003	919770	0120	6/10/04	\$274,251	2180	0	7	2004	3	4050	N	N	19974 101ST AVE SE
003	919770	0210	9/17/04	\$283,000	2180	0	7	2004	3	3880	N	N	19919 101ST AVE SE
003	919770	0040	11/16/04	\$319,950	2330	0	7	2004	3	5820	N	N	19926 101ST AVE SE
003	572700	0120	2/20/04	\$279,950	2360	0	7	2003	3	4341	N	N	20118 105TH AVE SE
003	919770	0050	3/25/04	\$304,950	2380	0	7	2004	3	6520	N	N	19932 101ST AVE SE
003	919770	0090	2/20/04	\$299,950	2380	0	7	2004	3	6320	N	N	19956 101ST AVE SE
003	937850	0230	11/23/04	\$335,000	2400	0	7	1993	3	9857	Y	N	9421 S 202ND ST
003	919770	0060	5/17/04	\$306,500	2400	0	7	2004	3	5370	N	N	19938 101ST AVE SE
003	919770	0200	5/10/05	\$338,500	2450	0	7	2004	3	4480	N	N	19925 101ST AVE SE
003	919770	0200	5/19/04	\$302,950	2450	0	7	2004	3	4480	N	N	19925 101ST AVE SE
003	919770	0020	6/28/04	\$299,950	2450	0	7	2004	3	4330	N	N	19910 101ST AVE SE
003	919770	0130	5/5/04	\$304,000	2450	0	7	2004	3	4050	N	N	19980 101ST AVE SE
003	918060	0075	10/5/04	\$419,000	2740	0	7	1988	3	28200	N	N	20625 96TH AVE S
003	937850	0190	3/28/05	\$398,500	3010	350	7	1994	3	25631	Y	N	9423 S 203RD PL
003	071300	0120	3/14/05	\$279,000	1190	1190	8	1963	4	11340	Y	N	20423 98TH PLS
003	071300	0030	6/17/04	\$210,000	1220	0	8	1962	4	11430	N	N	20641 98TH PLS
003	794100	0280	4/21/06	\$358,950	1240	670	8	1967	4	12600	N	N	9501 S 199TH ST
003	794120	0140	3/23/04	\$269,950	1260	830	8	1986	3	8049	N	N	19242 98TH AVE S
003	505480	0130	8/21/06	\$415,000	1420	1420	8	1968	3	10434	N	N	19801 97TH AVE S
003	071300	0140	5/13/05	\$309,950	1430	710	8	1963	4	11340	Y	N	20410 98TH PLS
003	885830	0070	10/7/04	\$260,000	1460	1040	8	1967	3	13125	Y	N	9433 S 207TH PL
003	052205	9089	9/19/05	\$360,000	1490	740	8	1980	3	43124	N	N	10311 SE 207TH ST
003	794100	0020	9/15/04	\$290,000	1500	580	8	1966	4	12525	N	N	9220 S 198TH ST
003	052205	9019	7/20/04	\$231,900	1510	0	8	1970	3	14836	N	N	20021 104TH PL SE
003	885830	0060	9/1/05	\$339,000	1520	690	8	1964	3	11000	N	N	9443 S 207TH PL
003	885850	0050	8/5/05	\$339,950	1520	700	8	1965	4	10160	N	N	20436 95TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	525210	0080	3/30/06	\$315,500	1540	0	8	1966	4	10047	N	N	10124 SE 207TH ST
003	794120	0150	5/24/05	\$363,750	1590	840	8	1986	3	7447	N	N	19236 98TH AVE S
003	526600	0110	4/16/04	\$255,500	1660	0	8	1999	3	3710	N	N	20105 102ND AVE SE
003	794100	0120	10/4/04	\$280,000	1720	500	8	1966	4	14800	N	N	19816 95TH AVE S
003	338820	0160	8/10/05	\$375,000	1730	150	8	1973	3	22500	N	N	19341 99TH PL S
003	071300	0080	8/25/04	\$295,000	1780	1300	8	1963	4	11430	N	N	20461 98TH PL S
003	885830	0120	7/28/04	\$404,500	1810	1260	8	1964	5	9709	Y	N	9440 S 207TH PL
003	526600	0010	4/6/05	\$317,045	1810	0	8	1999	3	7267	N	N	20138 102ND AVE SE
003	338820	0110	8/15/05	\$532,500	1850	1600	8	1971	5	10185	Y	N	19219 99TH PL S
003	052205	9297	7/14/04	\$310,000	1850	0	8	1983	3	15035	N	N	10014 SE 204TH ST
003	666686	0110	11/29/05	\$315,000	1890	0	8	1986	3	9791	N	N	20217 102ND PL SE
003	526600	0130	7/21/06	\$374,500	1920	0	8	1999	3	5910	N	N	20117 102ND AVE SE
003	510465	0010	6/29/04	\$280,000	1980	0	8	1998	3	6408	N	N	20338 102ND AVE SE
003	638512	0220	7/20/06	\$399,950	1980	0	8	2006	3	3504	N	N	9420 S 196TH PL
003	107947	0150	9/28/05	\$429,000	1990	0	8	1999	3	8015	Y	N	20123 95TH PL S
003	107947	0130	4/17/06	\$397,000	1990	0	8	1999	3	7558	N	N	20116 95TH PL S
003	107947	0130	2/16/04	\$293,000	1990	0	8	1999	3	7558	N	N	20116 95TH PL S
003	071300	0100	7/19/04	\$260,000	2000	0	8	1961	4	11430	N	N	20441 98TH PL S
003	638512	0200	3/29/06	\$409,950	2000	0	8	2005	3	4253	N	N	9408 S 196TH PL
003	638512	0160	9/6/06	\$399,950	2000	0	8	2006	3	4472	N	N	9409 S 196TH PL
003	638512	0210	4/25/06	\$409,950	2000	0	8	2006	3	3653	N	N	9414 S 196TH PL
003	885840	0010	6/8/06	\$443,500	2040	1550	8	1995	3	11200	Y	N	20609 95TH AVE S
003	071300	0250	11/18/05	\$280,000	2070	0	8	1961	4	11430	N	N	20644 98TH PL S
003	794100	0030	7/6/06	\$435,000	2070	0	8	1985	3	12862	N	N	9222 S 198TH ST
003	666686	0360	7/14/06	\$394,950	2100	0	8	1987	3	9602	N	N	10223 SE 200TH ST
003	666686	0360	11/17/04	\$260,100	2100	0	8	1987	3	9602	N	N	10223 SE 200TH ST
003	666686	0010	5/11/05	\$325,000	2110	0	8	1986	3	9678	N	N	20005 102ND PL SE
003	666685	0100	3/26/05	\$328,500	2150	0	8	1986	3	9601	N	N	19817 104TH AVE SE
003	510465	0070	5/10/05	\$325,000	2150	0	8	1998	3	7635	N	N	20306 102ND AVE SE
003	666685	0050	3/14/05	\$280,000	2160	0	8	1986	3	9601	N	N	19645 104TH AVE SE
003	638512	0070	6/23/06	\$465,000	2160	410	8	2005	3	3584	N	N	9461 S 196TH PL

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	071300	0200	12/16/05	\$430,000	2200	0	8	1961	5	11430	N	N	20606 98TH PLS
003	638512	0060	6/8/06	\$459,950	2200	670	8	2006	3	3692	N	N	9467 S 196TH PL
003	638512	0080	2/22/06	\$489,950	2200	670	8	2006	3	3653	N	N	9455 S 196TH PL
003	638512	0270	5/20/05	\$355,150	2210	0	8	2005	3	5702	N	N	9454 S 196TH PL
003	638512	0010	6/22/05	\$377,950	2210	0	8	2005	3	5532	N	N	9497 S 196TH PL
003	638512	0150	7/12/05	\$389,950	2210	0	8	2005	3	3685	N	N	9413 S 196TH PL
003	638512	0140	10/20/05	\$406,450	2240	0	8	2005	3	4593	N	N	9419 S 196TH PL
003	638512	0230	6/14/05	\$389,950	2240	0	8	2005	3	3740	N	N	9430 S 196TH PL
003	638512	0090	9/1/05	\$397,950	2240	0	8	2005	3	3628	N	N	9449 S 196TH PL
003	885830	0040	1/20/06	\$412,000	2260	810	8	1964	3	9628	Y	N	9505 S 207TH PL
003	885830	0040	5/26/04	\$292,000	2260	810	8	1964	3	9628	Y	N	9505 S 207TH PL
003	666686	0330	8/27/04	\$353,000	2300	1260	8	1989	3	9626	N	N	20022 102ND PL SE
003	855720	0150	4/25/06	\$466,500	2380	0	8	1999	3	7111	N	N	9627 S 194TH ST
003	638512	0170	4/21/05	\$359,950	2430	0	8	2005	3	7436	N	N	9405 S 196TH PL
003	638512	0040	3/6/06	\$439,950	2430	0	8	2005	3	5791	N	N	9479 S 196TH PL
003	638512	0110	1/11/06	\$429,950	2430	0	8	2005	3	4687	N	N	9437 S 196TH PL
003	638512	0260	4/27/05	\$413,000	2430	0	8	2005	3	4401	N	N	9448 S 196TH PL
003	638512	0020	4/20/05	\$375,000	2470	0	8	2005	3	5325	N	N	9491 S 196TH PL
003	638512	0100	3/9/05	\$369,950	2470	0	8	2005	3	4281	N	N	9443 S 196TH PL
003	918060	0100	9/1/05	\$469,700	2489	0	8	2001	3	11236	N	N	9720 SE 208TH ST
003	918060	0101	8/18/06	\$502,500	2497	0	8	2001	3	11047	N	N	9730 SE 208TH ST
003	510465	0020	2/13/04	\$308,900	2530	0	8	1997	3	8820	N	N	20332 102ND AVE SE
003	918060	0042	8/29/05	\$472,000	2540	0	8	1990	3	15159	N	N	20447 96TH WAY S
003	107947	0110	6/8/04	\$349,950	2750	0	8	1999	3	7800	N	N	20122 95TH PLS
003	918060	0044	2/18/04	\$363,990	2800	0	8	1990	3	15159	N	N	20511 96TH AVE S
003	638512	0030	4/1/05	\$379,000	3000	0	8	2005	3	7290	N	N	9485 S 196TH PL
003	638512	0180	4/12/05	\$399,950	3000	0	8	2005	3	6326	N	N	9401 S 196TH PL
003	638512	0240	6/14/05	\$414,000	3000	0	8	2005	3	5080	N	N	9436 S 196TH PL
003	638512	0250	6/15/05	\$424,950	3000	0	8	2005	3	5007	N	N	9442 S 196TH PL
003	638512	0120	7/18/05	\$411,000	3000	0	8	2005	3	4687	N	N	9431 S 196TH PL
003	638512	0120	3/7/05	\$350,000	3000	0	8	2005	3	4687	N	N	9431 S 196TH PL

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	638512	0130	8/9/05	\$429,950	3000	0	8	2005	3	4687	N	N	9425 S 196TH PL
003	638512	0190	5/25/05	\$399,950	3000	0	8	2005	3	4650	N	N	9402 S 196TH PL
003	505480	0020	7/12/05	\$360,000	3030	0	8	1966	4	9920	N	N	19932 97TH AVE S
003	794120	0200	6/25/04	\$349,000	1570	1150	9	1986	3	8492	Y	N	19237 98TH PLS
003	855720	0120	11/15/05	\$386,000	2020	0	9	1999	3	10675	N	N	9641 S 194TH ST
003	855720	0130	7/14/05	\$380,000	2020	0	9	1999	3	8458	N	N	9637 S 194TH ST
003	156190	0110	12/7/04	\$350,000	2320	0	9	1989	3	10390	N	N	20403 97TH AVE S
003	855720	0110	7/11/05	\$400,000	2350	0	9	1998	3	8726	N	N	9645 S 194TH ST
003	156190	0460	11/17/04	\$359,000	2400	0	9	1988	3	9100	N	N	9615 S 203RD ST
003	156190	0120	3/29/05	\$380,000	2410	0	9	1989	3	8496	N	N	20413 96TH WAY S
003	338820	0030	3/17/04	\$350,000	2440	0	9	1995	3	10170	Y	N	19230 99TH PLS
003	855720	0140	7/7/04	\$455,000	2500	910	9	1999	3	7251	N	N	9633 S 194TH ST
003	156191	0280	10/19/04	\$365,450	2510	0	9	1990	3	9887	N	N	20446 96TH WAY S
003	156191	0140	3/9/05	\$360,000	2590	0	9	1990	3	6791	N	N	9427 S 204TH PL
003	855720	0040	5/9/06	\$465,000	2620	0	9	2004	3	7680	N	N	9626 S 194TH ST
003	156190	0390	7/1/05	\$410,000	2640	0	9	1989	3	9955	N	N	9716 S 204TH CT
003	156190	0190	2/21/04	\$367,000	2790	0	9	1989	3	11732	N	N	20533 97TH AVE S
003	156190	0360	8/16/05	\$435,000	2820	0	9	1988	3	10796	N	N	9709 S 204TH CT
003	156190	0230	10/26/06	\$504,000	2820	0	9	1988	3	9398	N	N	20524 97TH AVE S
003	156190	0520	6/21/06	\$547,500	2830	0	9	1989	3	17129	N	N	9917 S 203RD ST
003	156190	0500	4/22/04	\$375,500	2910	0	9	1988	3	9508	N	N	9709 S 203RD ST
003	885840	0050	2/7/05	\$570,000	2900	1550	10	1981	4	9696	Y	N	20625 95TH AVE S
003	793100	0022	2/27/05	\$520,000	2910	0	10	1995	3	22098	N	N	9224 S 197TH ST
003	918060	0071	2/24/05	\$750,000	3310	0	10	1992	3	31259	Y	N	20627 95TH AVE S

Improved Sales Removed from this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	144100	0170	6/16/06	\$502,950	PcntComplete
001	144100	0300	11/2/06	\$555,000	PcntComplete
001	154300	0030	10/12/06	\$595,888	PcntComplete
001	154300	0040	12/20/06	\$535,000	PcntComplete
001	154300	0110	9/12/06	\$611,432	PcntComplete
001	154300	0120	10/12/06	\$588,888	Diagnostic Outlier-SAS
001	264140	0190	7/13/04	\$175,483	QUIT CLAIM DEED;
001	264140	0530	6/28/05	\$367,500	RELOCATION - SALE BY SERVICE
001	264140	0530	6/3/05	\$367,500	RELOCATION - SALE TO SERVICE
001	292305	9119	3/20/04	\$275,000	BUILDER OR DEVELOPER SALES
001	292305	9161	4/19/04	\$245,000	Diagnostic Outlier-SAS
001	302305	9020	12/3/04	\$185,726	RELATED PARTY, FRIEND, OR NEIGHBOR
001	302305	9032	3/30/05	\$62,241	DOR RATIO;UNFIN AREA;
001	302305	9063	10/13/04	\$251,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	312305	9049	12/18/06	\$716,000	DOR RATIO;PREVIMP<=25K
001	312305	9049	10/4/05	\$135,000	PREVIMP<=25K;MOBILE HOME
001	312305	9100	8/10/04	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	312305	9107	5/20/05	\$620,000	Lack of Representation-Lot Size3-5Ac
001	312305	9107	7/9/04	\$560,000	Lack of Representation-Lot Size3-5Ac
001	322305	9028	5/11/06	\$285,000	PREVIMP<=25K
001	322305	9028	3/29/05	\$162,000	PREVIMP<=25K
001	322305	9072	6/10/04	\$890,000	UNFIN AREA;GOVERNMENT AGENCY;
001	322305	9086	3/9/05	\$460,000	IMP COUNT
001	322305	9343	10/25/04	\$485,000	NON-REPRESENTATIVE SALE
001	334040	1115	6/19/06	\$180,000	QUIT CLAIM DEED
001	334040	1172	8/4/04	\$95,357	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
001	334040	1328	2/3/06	\$335,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	334040	1405	10/19/04	\$277,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	334040	1407	11/8/06	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	334040	1606	4/3/06	\$100,000	DOR RATIO
001	334040	1606	1/5/05	\$200,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
001	338832	0180	12/7/04	\$285,000	NO MARKET EXPOSURE;
001	338832	0220	4/5/04	\$221,000	QUIT CLAIM DEED;
001	363950	0010	8/29/04	\$350,000	NON-REPRESENTATIVE SALE
001	507000	0150	10/22/04	\$89,643	DOR RATIO;QUIT CLAIM DEED;
001	722200	0035	4/6/04	\$252,950	Lack of Representation-YrBlt1900-10
001	722200	0120	11/18/05	\$370,000	IMP COUNT
001	722200	0180	4/20/06	\$700,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	722200	0203	7/12/05	\$207,000	Lack of Representation-YrBlt1900-10
001	722200	0332	7/9/04	\$84,848	DOR RATIO;QUIT CLAIM DEED;
001	722200	0335	5/8/06	\$293,500	UNFIN AREA
001	722200	0393	7/23/04	\$51,607	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
001	722927	0020	4/11/06	\$241,150	Lack of Representation-YrBlt1900-10
001	723160	0085	2/20/04	\$272,000	NON-REPRESENTATIVE SALE
001	723160	0270	8/4/06	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	723800	0010	8/22/06	\$551,297	PcntComplete
001	723800	0030	12/11/06	\$534,950	PcntComplete
001	723800	0040	11/7/06	\$454,950	PcntComplete
001	723800	0050	9/15/06	\$534,950	PcntComplete
001	723800	0060	9/26/06	\$450,000	PcntComplete
001	723800	0070	11/7/06	\$456,950	PcntComplete
001	723800	0080	10/24/06	\$463,850	PcntComplete
001	723800	0200	11/7/06	\$529,950	PcntComplete
001	723800	0230	10/25/06	\$534,950	PcntComplete
001	723800	0240	10/30/06	\$535,170	PcntComplete
001	723800	0270	11/7/06	\$556,310	PcntComplete
001	723800	0360	11/7/06	\$537,350	PcntComplete
001	761680	0370	5/9/05	\$97,500	DOR RATIO;QUIT CLAIM DEED;
001	808335	0010	1/17/06	\$286,500	RELOCATION - SALE BY SERVICE;
001	808335	0010	1/17/06	\$286,500	RELOCATION - SALE TO SERVICE
001	810630	0150	5/5/06	\$639,000	RELOCATION - SALE BY SERVICE
001	810630	0150	5/5/06	\$639,000	RELOCATION - SALE TO SERVICE
001	810630	0580	10/31/05	\$642,663	DOR RATIO;PREVIMP<=25K
001	810630	0800	11/7/06	\$695,950	Assessor's data incorrect; has been changed
001	810630	0930	12/14/06	\$609,950	PcntComplete
001	810630	0950	12/5/06	\$920,280	PcntComplete
001	810630	0960	9/6/06	\$715,950	PcntComplete
001	810630	1080	9/15/06	\$660,950	PcntComplete
001	810630	1090	10/11/06	\$699,950	PcntComplete
001	855700	0020	8/5/04	\$250,000	NON-REPRESENTATIVE SALE
001	855700	0210	7/18/05	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	855860	0025	6/18/05	\$290,000	QUIT CLAIM DEED; STATEMENT TO DOR
001	855860	0060	5/12/04	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	855920	0110	1/29/04	\$147,166	DOR RATIO;QUIT CLAIM DEED;
001	886050	0070	12/18/06	\$198,324	QUIT CLAIM DEED;
001	886050	0100	12/20/04	\$330,000	NON-REPRESENTATIVE SALE
001	886050	0200	11/5/04	\$395,000	NO MARKET EXPOSURE
001	886050	0220	9/10/04	\$430,000	NO MARKET EXPOSURE
001	889900	0040	9/14/06	\$449,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	889920	0020	11/3/04	\$79,136	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
001	889920	0300	11/15/04	\$233,000	NO MARKET EXPOSURE
001	889920	0690	11/21/06	\$236,000	QUIT CLAIM DEED;
001	889921	0030	1/22/04	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	889921	0040	7/20/06	\$100,654	DOR RATIO;QUIT CLAIM DEED;
001	895650	0110	3/3/04	\$247,500	BANKRUPTCY - RECEIVER OR TRUSTEE;
001	941600	0030	9/5/06	\$495,900	PcntComplete
001	948575	0140	9/2/04	\$274,000	NO MARKET EXPOSURE; STATEMENT TO DOR
002	056515	0010	1/11/05	\$110,000	PREVIMP<=25K
002	072205	9106	10/30/06	\$750,000	Diagnostic Outlier-SAS
002	072205	9106	7/10/06	\$186,200	DOR RATIO;QUIT CLAIM DEED;

Improved Sales Removed from this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	072205	9107	11/29/04	\$275,000	NO MARKET EXPOSURE
002	082205	9057	6/29/05	\$800,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	082205	9176	4/12/05	\$175,000	Lack of Representation-Grd4
002	082205	9193	7/13/04	\$87,566	DOR RATIO;QUIT CLAIM DEED;
002	082205	9251	8/2/04	\$175,000	DOR RATIO;IMP COUNT
002	109150	0160	11/17/04	\$220,701	QUIT CLAIM DEED
002	109150	0160	11/17/04	\$220,701	QUIT CLAIM DEED
002	133220	0100	8/3/06	\$410,000	RELOCATION - SALE TO SERVICE
002	133220	0160	6/16/05	\$329,000	RELOCATION - SALE BY SERVICE
002	133220	0160	5/27/05	\$329,000	RELOCATION - SALE TO SERVICE
002	172205	9114	4/16/04	\$185,000	FORCED SALE
002	178960	0070	5/27/05	\$364,950	RELOCATION - SALE BY SERVICE
002	178960	0070	5/27/05	\$364,950	RELOCATION - SALE TO SERVICE
002	178961	0010	6/9/06	\$450,000	RELOCATION - SALE BY SERVICE
002	182205	9035	8/16/06	\$389,950	Lack of Representation-YrBlt1900-10
002	182205	9045	4/25/06	\$220,000	PREVIMP<=25K
002	182205	9093	9/6/06	\$152,500	DOR RATIO
002	182205	9111	3/7/06	\$380,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	182205	9192	11/7/05	\$287,500	SEGREGATION AND/OR MERGER
002	182205	9195	4/27/06	\$253,500	Lack of Representation-YrBlt1911-20
002	182205	9195	6/24/04	\$201,000	Lack of Representation-YrBlt1911-20
002	182205	9327	6/27/05	\$400,000	UNFIN AREA
002	182205	9333	4/26/04	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	182205	9352	10/17/05	\$285,001	GOVERNMENT AGENCY
002	182205	9386	11/10/06	\$183,712	DOR RATIO;QUIT CLAIM DEED;
002	182205	9418	9/16/05	\$200,000	Diagnostic Outlier-SAS
002	182205	9425	7/14/06	\$525,000	RELOCATION - SALE BY SERVICE
002	182205	9425	7/14/06	\$525,000	RELOCATION - SALE TO SERVICE
002	182205	9427	9/27/05	\$100,000	DOR RATIO
002	182205	9440	8/17/04	\$150,000	DOR RATIO
002	182205	9446	5/13/05	\$150,000	DOR RATIO
002	182205	9471	11/28/06	\$519,950	DOR RATIO;PREVIMP<=25K
002	241650	0160	8/24/05	\$310,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	270840	0020	11/3/06	\$294,932	QUIT CLAIM DEED
002	270840	0050	4/2/04	\$447,475	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	295300	0340	3/9/05	\$92,000	DOR RATIO
002	379138	0030	12/6/05	\$450,000	RELOCATION - SALE BY SERVICE
002	379138	0030	10/11/05	\$450,000	RELOCATION - SALE TO SERVICE
002	379140	0330	2/26/04	\$347,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	379141	0070	9/22/04	\$430,000	RELOCATION - SALE TO SERVICE
002	379141	0220	3/11/04	\$467,500	RELOCATION - SALE TO SERVICE
002	379141	0250	10/5/04	\$417,000	RELOCATION - SALE TO SERVICE
002	379141	0450	9/10/04	\$593,950	NON-REPRESENTATIVE SALE
002	508380	0010	4/29/04	\$130,000	DOR RATIO
002	564140	0460	9/6/06	\$532,792	DOR RATIO;PREVIMP<=25K

Improved Sales Removed from this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	742900	0090	9/25/06	\$540,000	RELOCATION - SALE BY SERVICE
002	742900	0090	8/15/06	\$540,000	RELOCATION - SALE TO SERVICE
002	742900	0130	7/22/05	\$481,000	RELOCATION - SALE BY SERVICE
002	742900	0130	6/9/05	\$481,000	RELOCATION - SALE TO SERVICE
002	742900	0300	5/11/04	\$405,000	NON-REPRESENTATIVE SALE
002	775780	0225	10/26/04	\$190,000	OBSOL
002	802990	0130	8/25/05	\$194,544	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
002	803560	0690	5/1/04	\$300,000	RELOCATION - SALE TO SERVICE
002	803565	0160	11/9/04	\$230,000	NON-REPRESENTATIVE SALE
002	880240	0422	1/24/06	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	880240	0645	12/23/05	\$200,000	Diagnostic Outlier-SAS
002	880240	0645	5/11/04	\$360,000	CHANGE OF USE; NON-REPRESENTATIVE SALE
002	880240	0686	6/16/05	\$150,000	QUESTIONABLE PER SALES IDENTIFICATION
002	880240	0687	6/28/06	\$315,000	%NETCOND;PREVIMP<=25K
002	880240	0687	5/17/05	\$150,000	%NETCOND;PREVIMP<=25K
002	880240	0892	10/7/04	\$218,000	NON-REPRESENTATIVE SALE
002	880240	0905	5/19/04	\$158,000	NO MARKET EXPOSURE
002	880240	0926	5/22/06	\$300,000	%NETCOND;PREVIMP<=25K
002	932050	0010	5/2/05	\$220,000	Lack of Representation-CondFair
002	932070	0140	2/24/04	\$27,532	DOR RATIO;QUIT CLAIM DEED
003	011070	0180	11/11/04	\$179,161	RELATED PARTY, FRIEND, OR NEIGHBOR
003	052205	9021	8/24/04	\$239,000	IMP COUNT
003	052205	9022	7/14/04	\$110,000	DOR RATIO;
003	052205	9048	9/9/04	\$389,950	Lack of Representation-YrBlt1911-20
003	052205	9111	10/28/04	\$235,000	NO MARKET EXPOSURE;
003	052205	9113	8/23/06	\$556,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	052205	9116	11/28/05	\$437,750	Lack of Representation-Lot Size3-5Ac
003	052205	9189	7/12/04	\$100,000	DOR RATIO;QUIT CLAIM DEED
003	052205	9308	3/1/05	\$320,000	OBSOL;RELATED PARTY, FRIEND, OR NEIGHBOR
003	052205	9327	6/15/05	\$85,000	NON-REPRESENTATIVE SALE
003	062205	9007	8/9/05	\$901,000	Lack of Representation-Lot Size5-10AC
003	062205	9036	6/6/05	\$440,000	NO MARKET EXPOSURE
003	062205	9036	6/6/05	\$440,000	QUIT CLAIM DEED;
003	062205	9056	5/25/05	\$375,000	NO MARKET EXPOSURE
003	062205	9061	6/28/05	\$626,000	IMP COUNT
003	062205	9083	7/1/05	\$180,000	PREVIMP<=25K
003	062205	9094	7/17/06	\$77,700	DOR RATIO;QUIT CLAIM DEED
003	062205	9099	8/15/05	\$40,000	DOR RATIO
003	071300	0010	5/10/05	\$125,000	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
003	107947	0130	2/13/04	\$293,000	RELOCATION - SALE TO SERVICE;
003	156190	0410	5/23/06	\$475,000	RELOCATION - SALE BY SERVICE
003	156190	0410	4/21/06	\$475,000	RELOCATION - SALE TO SERVICE
003	338820	0040	6/16/05	\$357,500	RELOCATION - SALE BY SERVICE
003	338820	0040	6/9/05	\$357,500	RELOCATION - SALE TO SERVICE
003	379770	0090	2/20/04	\$53,313	DOR RATIO;QUIT CLAIM DEED;

Improved Sales Removed from this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	525200	0260	4/27/05	\$67,114	DOR RATIO;QUIT CLAIM DEED;
003	662340	0193	10/12/06	\$288,000	Lack of Representation-YrBlt1900-10
003	662340	0193	9/19/05	\$256,000	Lack of Representation-YrBlt1900-10
003	662340	0194	6/8/05	\$176,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	662340	0228	8/2/06	\$270,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	793100	0049	12/7/06	\$486,000	ACTIVE PERMIT BEFORE SALE>25K
003	793100	0152	4/18/05	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	796850	0060	1/6/06	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	918060	0023	11/22/04	\$850,000	Lack of Representation-Grd12
003	918060	0027	6/17/05	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	918060	0028	10/25/05	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	918060	0043	6/26/06	\$718,000	Diagnostic Outlier-SAS
003	918060	0071	2/4/04	\$600,000	BANKRUPTCY - RECEIVER OR TRUSTEE

Vacant Sales Used in this Annual Update Analysis
Area 59

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	312305	9119	12/28/2006	650000	98010	N	N
1	722200	0125	01/26/2005	100000	20250	N	N
1	722200	0125	02/16/2006	275000	20250	N	N
1	948574	0240	11/28/2006	110000	4848	N	N
2	072205	9044	06/08/2005	157000	21887	N	N
2	072205	9044	09/26/2006	360000	21887	N	N
2	182205	9104	08/12/2005	315000	72907	N	N
2	880240	0580	10/24/2005	250000	211266	N	N
3	052205	9045	02/19/2005	1500000	189921	Y	N
3	793100	0140	09/13/2004	60231	8560	Y	N

Vacant Sales Removed from this Annual Update Analysis
Area 59

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	810630	1161	07/11/2006	138500	DORRatio
2	880240	0672	12/05/2006	500000	DORRatio
3	052205	9085	03/23/2004	436000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	793100	0151	04/06/2005	469000	1031 TRADE;



**King County
Department of Assessments**

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 4, 2007

TO: Residential Appraisers

FROM: Scott Noble, Assessor

A handwritten signature in black ink that reads "Scott Noble".

SUBJECT: 2007 Revaluation for 2008 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr